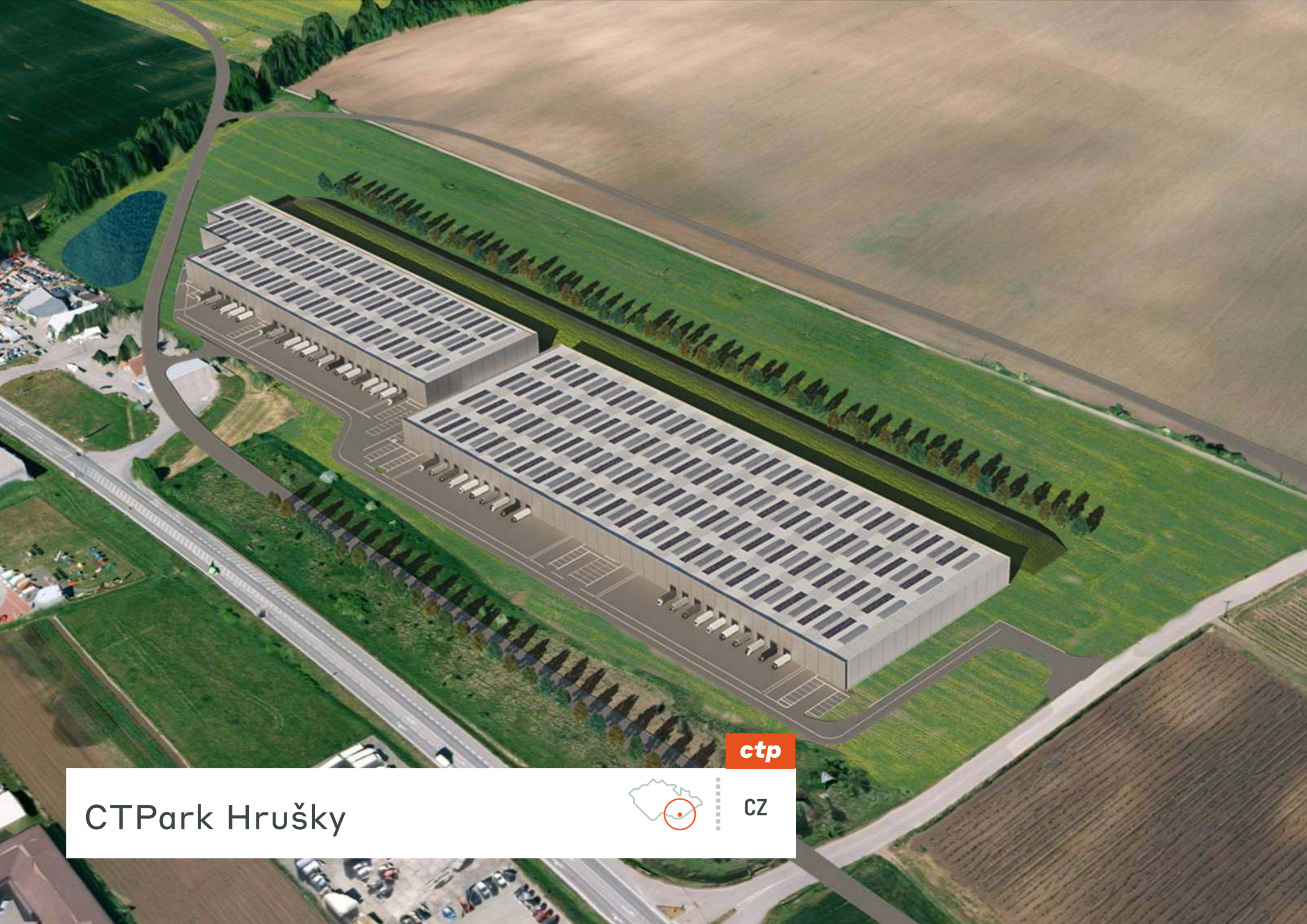




CZ

CTPark Hrušky



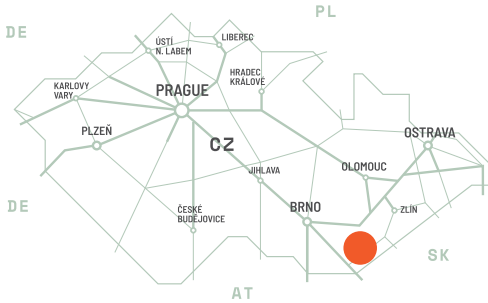
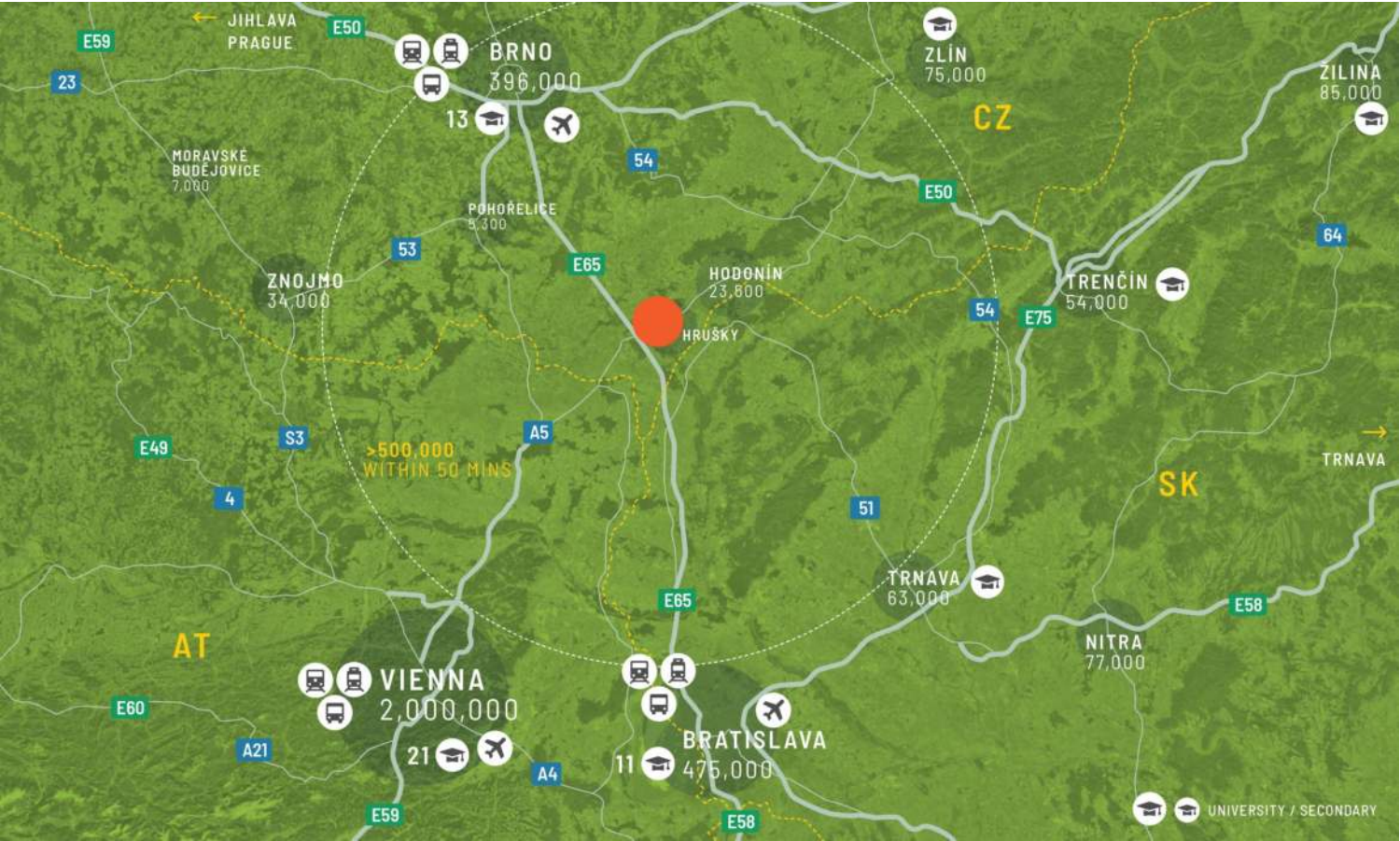
# Industrial tradition and skilled workforce

CTPark Hrušky is strategically placed within South Moravia, a region recognized for its robust history in manufacturing, engineering, and logistics. Companies operating here benefit from a rich talent pool and experienced labor force, supported by key educational institutions in nearby Brno. The park's prime location facilitates efficient commuting for employees residing in Břeclav, Mikulov, Hodonín, and other regional centers.

- ▶ Easy access to the D2 motorway (Brno–Bratislava).
- ▶ Qualified workforce available from key towns along the D2 corridor.
- ▶ Rapid regional connectivity: 30 min from Brno, 20 min from Austria, 10 min from Slovakia.

## MAGYOBB VÁROSOK

|         |       |         |
|---------|-------|---------|
| Břeclav | 8 km  | 10 perc |
| Mikulov | 30 km | 28 min  |
| Brno    | 50 km | 30 perc |
| Pozsony | 75 km | 45 perc |
| Bécs    | 83 km | 62 min  |
| Znojmo  | 85 km | 65 perc |





## Excellent Location: Direct Motorway Access and International Gateway

CTPark Hrušky boasts an excellent location, situated directly on the D2 highway, which forms an essential artery for European trade connecting the Czech Republic, Slovakia, and Hungary. This exceptional positioning ensures superior access to both domestic and key Central European markets. The immediate proximity to the Austrian and Slovak frontiers provides unmatched advantages for international logistics and export-focused production.

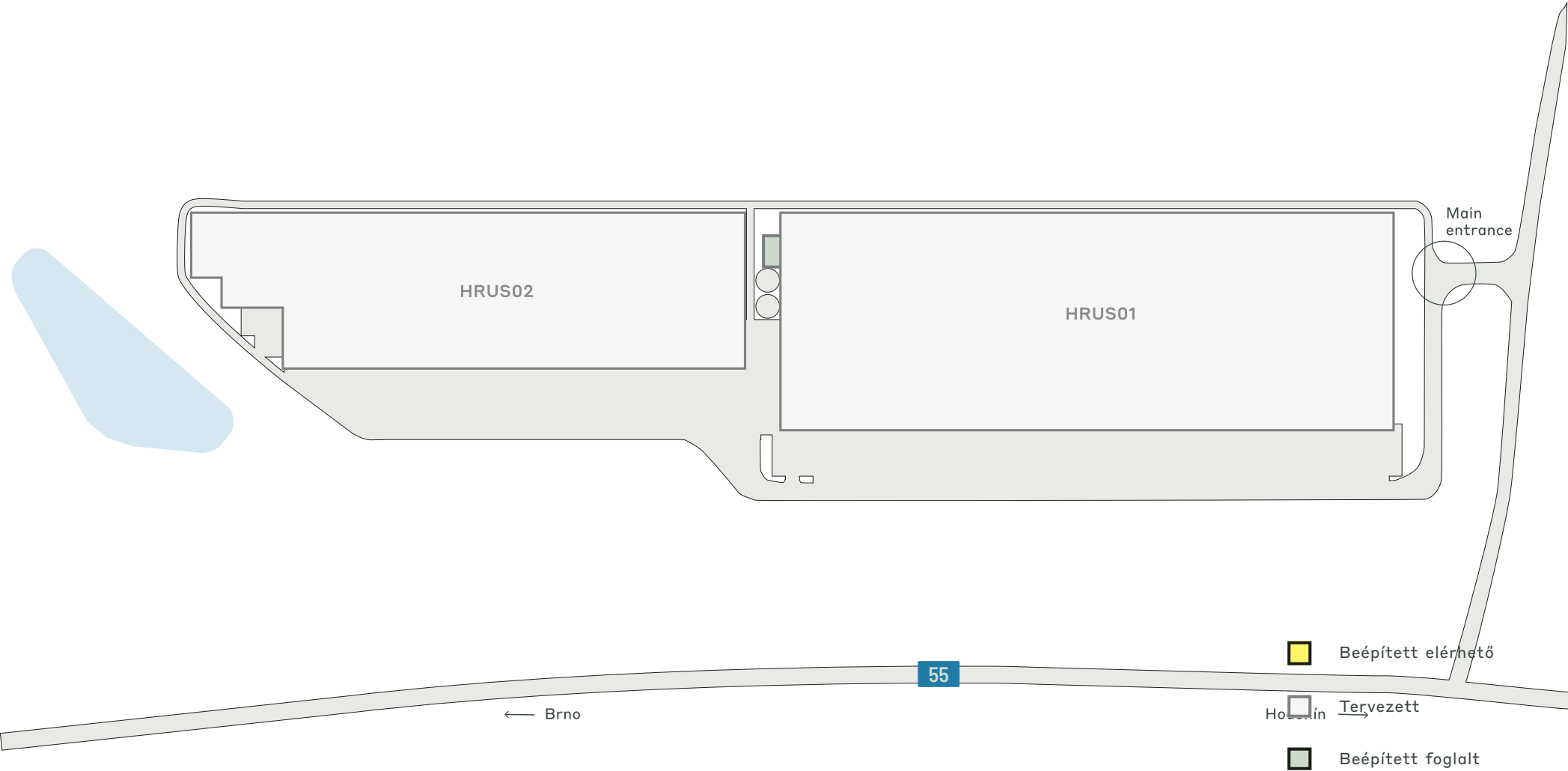
### PARK JELLEMZŐI

- ▶ Development includes two units: 12,208 sqm and 20,459 sqm
- ▶ Qualified workforce readily available
- ▶ Expansion flexibility tailored to client needs
- ▶ Modern facilities for production and logistics



ELÉRHETŐSÉG ÉS SZÁLLÍTÁS

|        |                       |           |
|--------|-----------------------|-----------|
| HRUS01 | 20 459 m <sup>2</sup> | Tervezett |
| HRUS02 | 12 208 m <sup>2</sup> | Tervezett |



A PARK LEGFONTOSABB ADATAI  
.....

# CTPark Hrušky



NAPELEM-  
TELEPÍTÉSRE  
ALKALMAS



D2 NEARBY



WATER  
RECYCLING  
SYSTEMS



ADJACENT GAS  
STATION

ÉRHETŐ EL MOST

0 m<sup>2</sup>

FEJLESZTÉSI LEHETŐSÉG

32 667 m<sup>2</sup>

BEÉPÍTETT TERÜLET

0 m<sup>2</sup>

TELJES TERÜLET

3,27 ha

ctp

# ctPark NETWORK

WHERE YOU NEED TO BE

10 countries

TRACK RECORD OF SUCCESS

13.8 mil. sqm  
GLA

SPACE FOR YOU TO GROW

25.7 million sqm  
landbank

SPACE FOR YOU TO GROW

~1,500 clients

ctp

**Pavel Blažek**

Vezető üzletfejlesztő, Brno és  
Dél-Morvaország régió

+420 735 762 042  
pavel.blazek@ctp.eu



## KEY

- CTParks  
>100,000 sqm GLA
- CTP locations  
<100,000 sqm GLA
- Mixed-use Parks
- Planned

## MARKETS

- Core markets
- Growth markets
- Western European  
markets