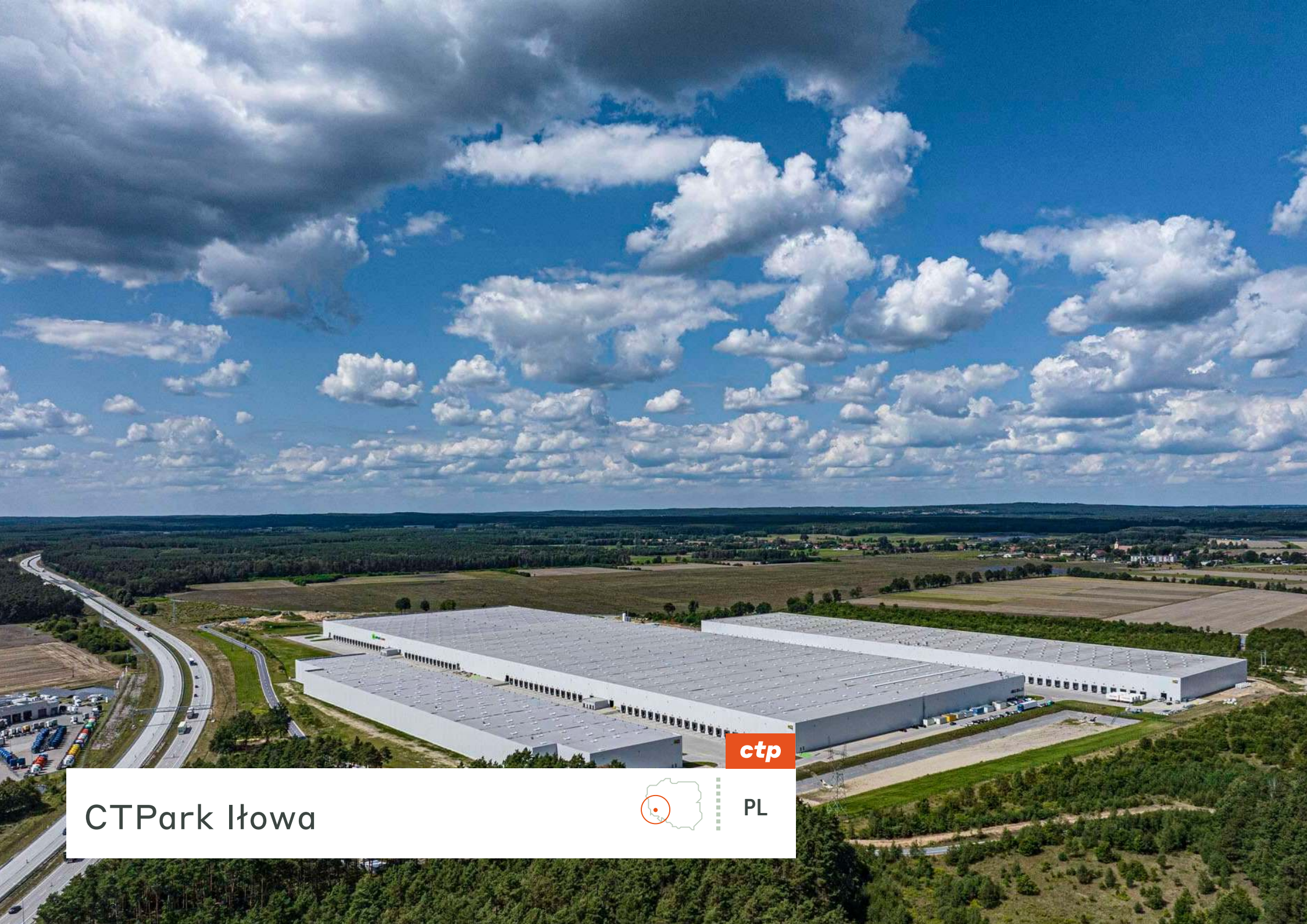




PL

CTPark Łódź

Posizione privilegiata all'interno di un cluster economico-logistico speciale

CTPark Iłowa is a park in a prime location – directly on the A18 motorway leading to the German border, just 4 km from the center of Iłowa. Situated in the rapidly developing Lubuskie region, it is the perfect hub for logistics and e-commerce companies seeking efficient access to the markets of Central and Eastern Europe.

- ▶ 176,000 people in the working age
- ▶ Highly skilled population for the mechanical, construction, carpentry, chemical and food processing industries
- ▶ Four universities in the region
- ▶ Creation of future educational-logistic cluster in the ŻŻOF (Żary-Żagań Functional Area), which Iłowa is a part of



A18/E36 ADJACENT



IŁOWA 4 KM



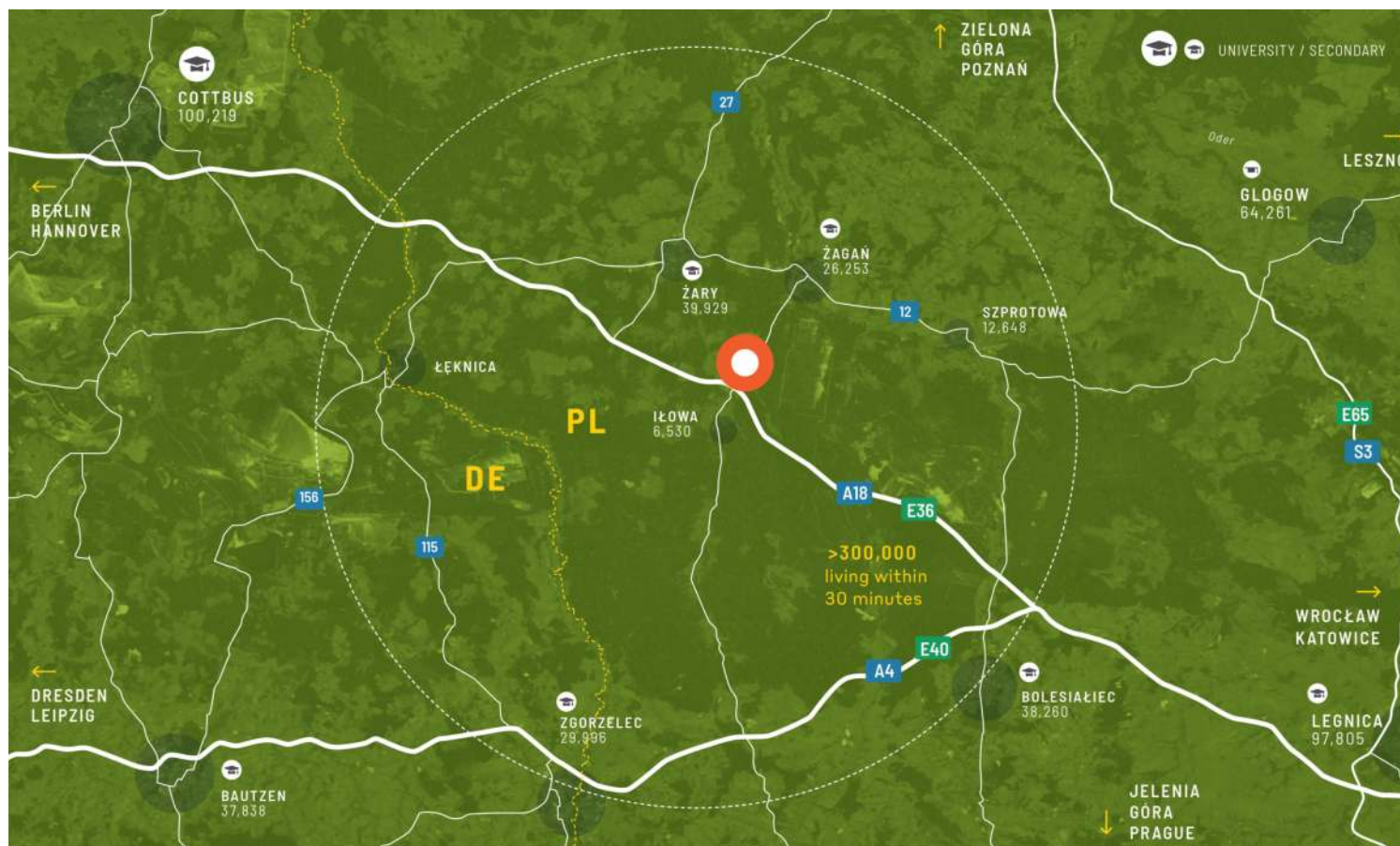
PRAGUE 160 KM



BERLIN 180 KM

GRANDI CITTÀ

Cottbus	74 km	50 min
Legnica	88 km	1 h
Wrocław	150 km	1 h 30 min
Dresden	163 km	2 h
Berlin	196 km	2 h



Perfect for cross-border logistics with Germany

CTPark Iłowa grants direct access to the German border via the A18 motorway, ensuring seamless cross-border connectivity. Positioned in the Lubuskie Voivodeship – Poland's youngest yet fastest-growing logistics market – it offers an ideal gateway for both major players and smaller companies looking to expand or relocate within Central and Eastern Europe.

CARATTERISTICHE DEL PARCO

- ▶ 176,000 people of working age including highly skilled population for the mechanical,
- ▶ Industries: construction, carpentry, chemical and food processing
- ▶ Part of future educational-logistic cluster in the Żary-Żagań Functional Area)Excellent visibility and access to the highway
- ▶ The location of the park close to the border with Germany is perfect for border transfer business



Cross-border logistics park

DISPONIBILITÀ E CONSEGNA

ILOW 05	83.555 m ²	Costruito
ILOW 03	15.593 m ²	Costruito



DATI CHIAVE DEL PARCO

CTPark Itowa



PRONTO PER
L'ENERGIA
SOLARE



RICICLO
DELL'ACQUA



ARCHITETTURA
DEL PAESAGGIO



GERMAN
BORDER 40 KM



RICARICA
ELETTRICA



AUTOBUS /
TRASPORTO
PUBBLICO



PISTE
CICLABILI

DISPONIBILI ORA

99.148 m²

OPPORTUNITÀ DI SVILUPPO

0 m²

AREA EDIFICATA

170.935 m²

SUPERFICIE TOTALE

34,64 ha

INVESTITORI DEL PARCO E NELLE
VICINANZE

Ciech VITROSILICON

INTRA

ESA Trucks

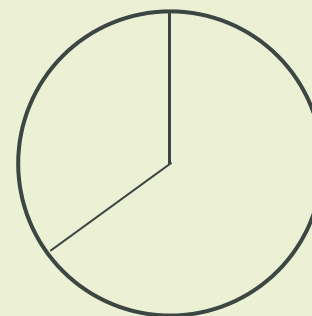
FERYSTER

Pudełek

INDUSTRIE NEL PARCO

65% 3PL

35% Produzione



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

KEY

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

MARKETS

- Core markets
- Growth markets
- Western European markets



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CONTATTAMI