



ctp

CTPark Legnica



PL

Superior location of strategic significance for cross-border business.

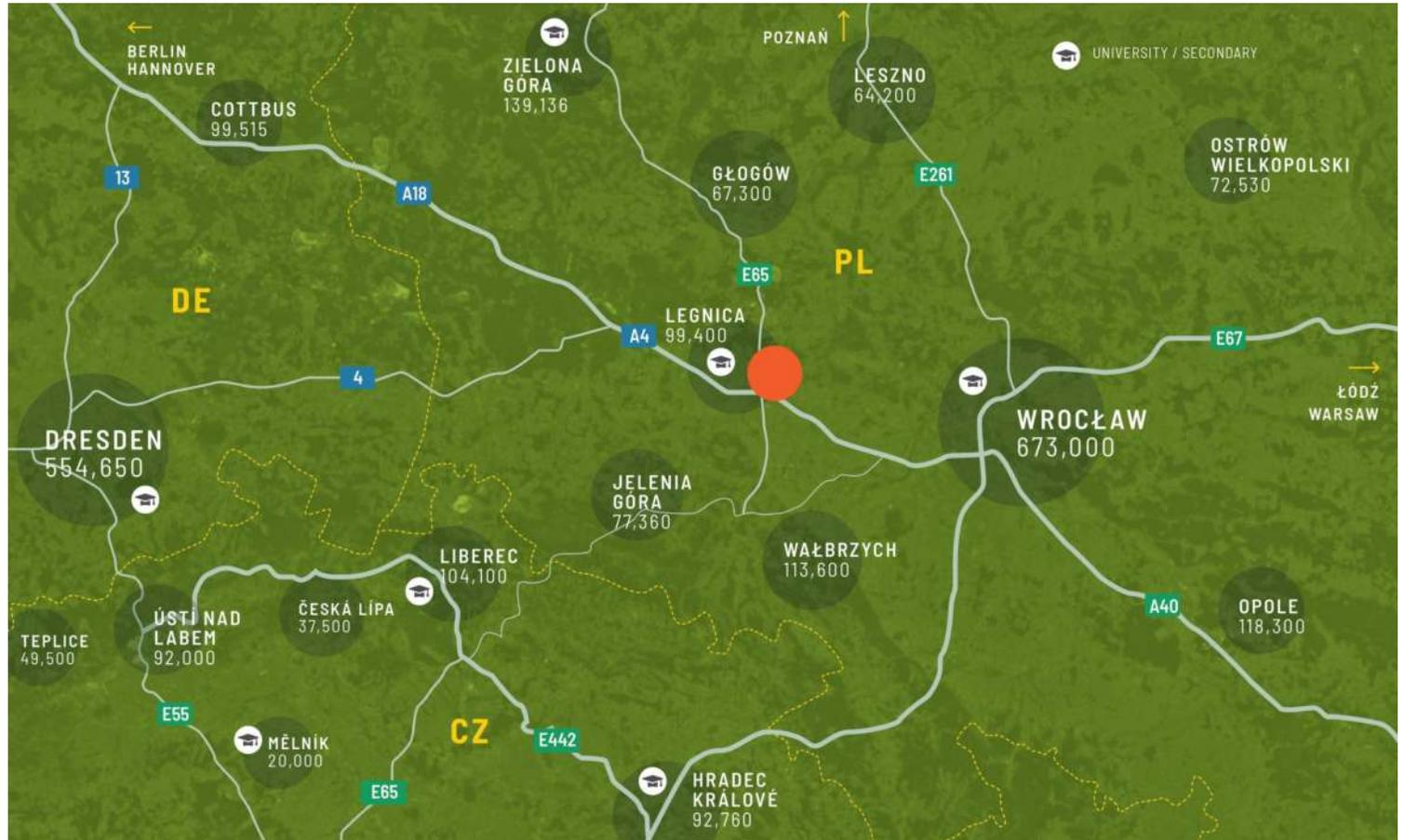
Strategic Central-European Position: park is located on the road that leads from Wrocław to the German border, short transit times to major European markets. Legnica benefits from excellent road and rail links, including proximity to the A4 highway and the S3 expressway corridor, enabling efficient north-south and east-west logistics routing.

- ▶ Access to an extensive network of highways.
- ▶ Strategic location guarantees efficient logistics and distribution channels
- ▶ Top location for cross-border business.

 WROCLAW 75KM - 52 MIN	 HIGHWAY A4 3 KM - 5 MIN
 LEGNICA CITY CENTER 6 KM - 13 MIN	 GERMAN BORDER 98 KM - 1H 10 MIN

ГОЛЕМИ ГРАДОВЕ

Wrocław	75	1h 10 min
Drezno	202	2h 20 min
Прага	245	3h 15 min
Ченстохова	250	3h 20 min
Катовице	256	2h 30 min



Flexible and modern facilities ready to accommodate your needs.

The investment covers almost 150,000 m² and comprises five production and warehouse buildings. These will include ctSpace-type buildings: ideal for large Tenants requiring extensive warehouse and production space, as well as ctFlex units, small business unit formats designed primarily for growing companies and medium-scale operations. These facilities are perfect for businesses seeking to relocate to more modern premises or for those ready to begin their business journey in a top-class building equipped with the most modern infrastructure.

ХАРАКТЕРИСТИКИ НА ПАРКА

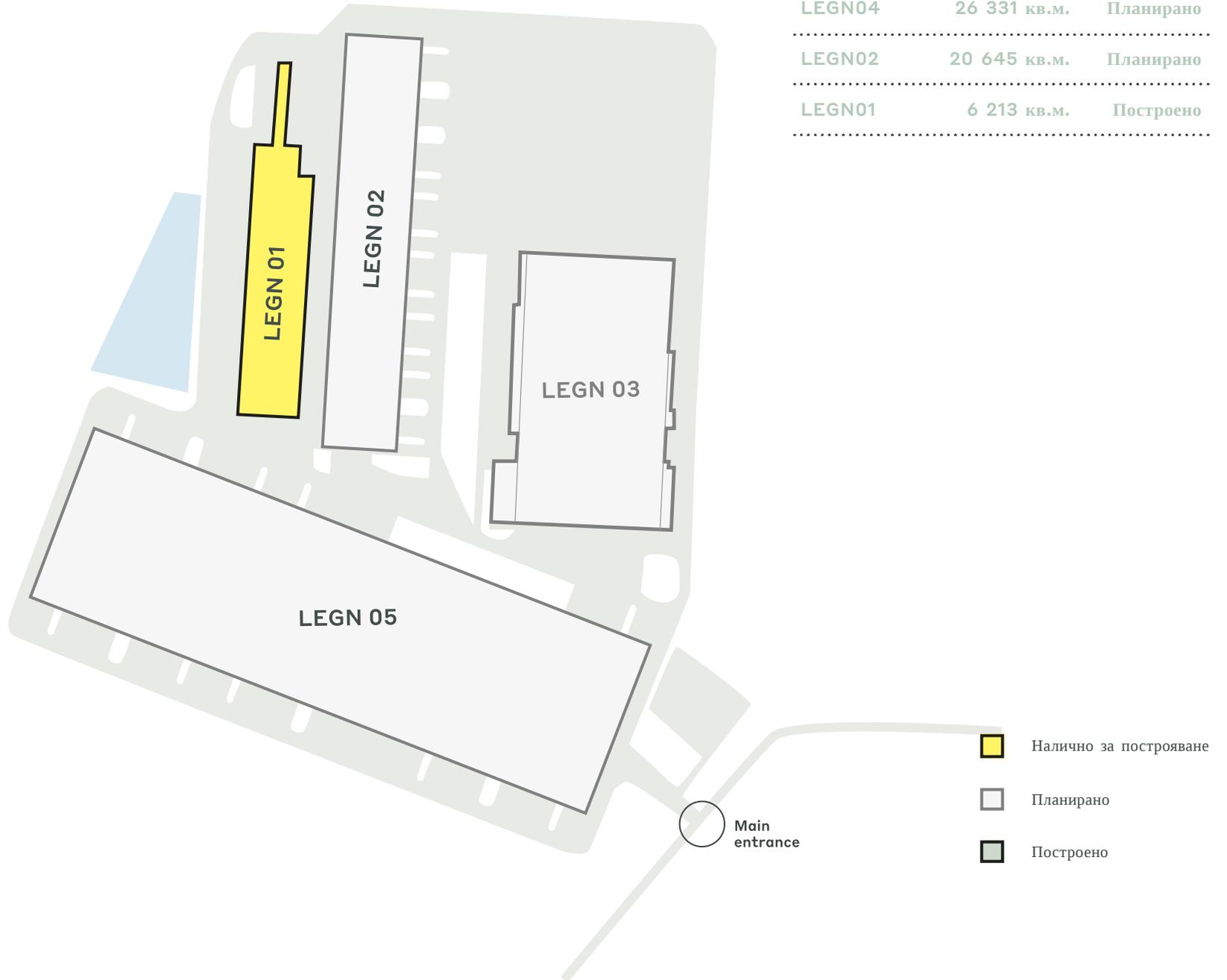
- ▶ One of the most dynamic industrial regions of western Poland.
- ▶ Very good access to a qualified workforce.
- ▶ 450,000 people within a 50 km radius.
- ▶ Fast connections to Germany and the Czech Republic.



Innovative production park

НАЛИЧНОСТ И ДОСТАВКА

LEGN05	69 883 кв.м.	Планирано
LEGN04	26 331 кв.м.	Планирано
LEGN02	20 645 кв.м.	Планирано
LEGN01	6 213 кв.м.	Построено



КЛЮЧОВИ ДАННИ ЗА ПАРКА

CTPark Legnica



ГОТОВ ЗА
СЛЪНЧЕВА
ЕНЕРГИЯ



БЛИЗО ДО
ГРАДА



МАГИСТРАЛА



NEAR BORDER

НАЛИЧНО СЕГА

6 213 КВ.М.

ВЪЗМОЖНОСТ ЗА РАЗВИТИЕ

116 859 КВ.М.

ЗАСТРОЕНА ПЛОЩ

11 027 КВ.М.

ОБЩА ПЛОЩ

15,23 хектара



ctp

ctPark NETWORK

WHERE YOU NEED TO BE
11 countries

TRACK RECORD OF SUCCESS
14.6 mil. sqm GLA

SPACE FOR YOU TO GROW
33.8 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

ctp

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СВЪРЖЕТЕ СЕ С МЕХ