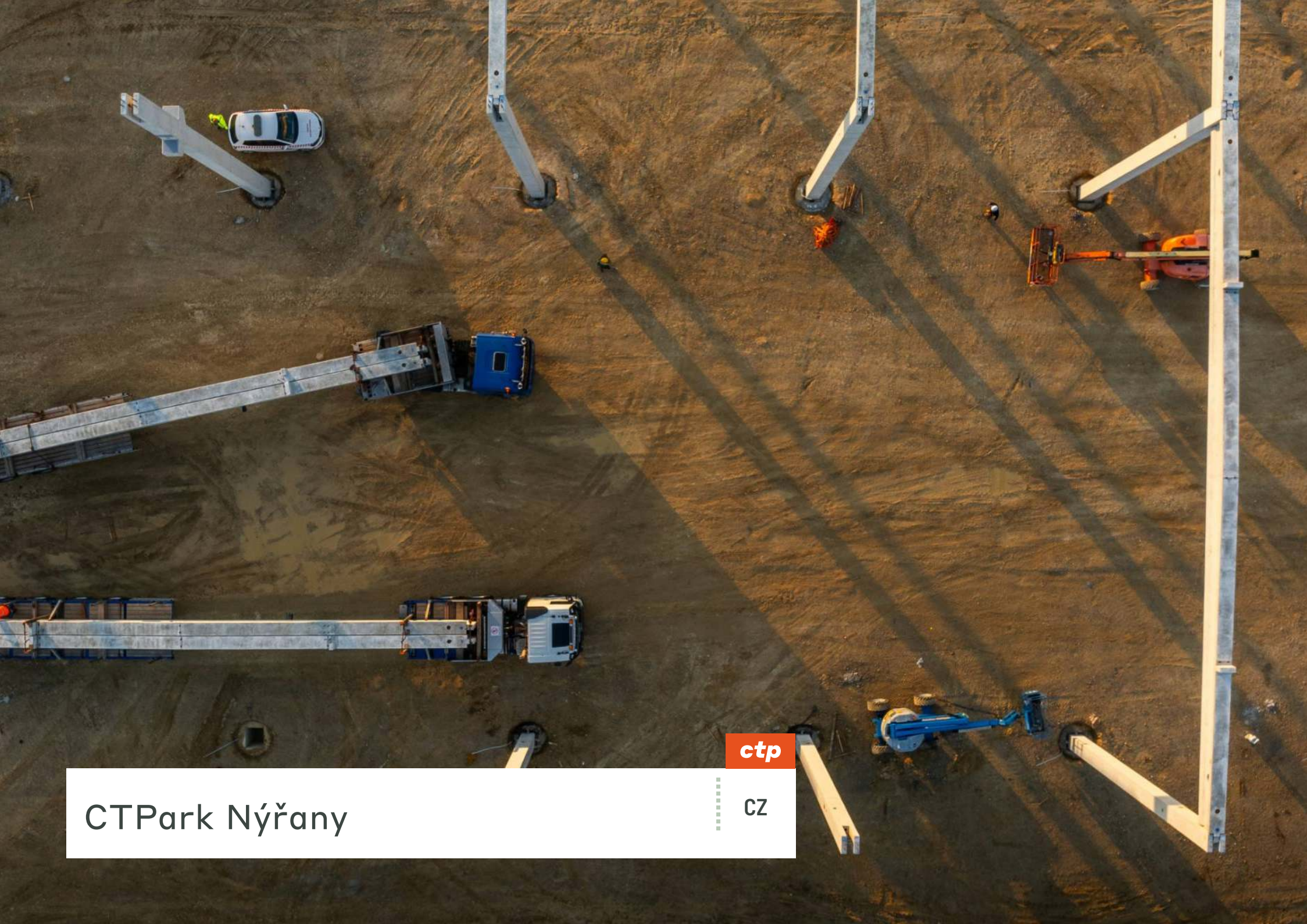




ctp

CZ

CTPark Nýřany

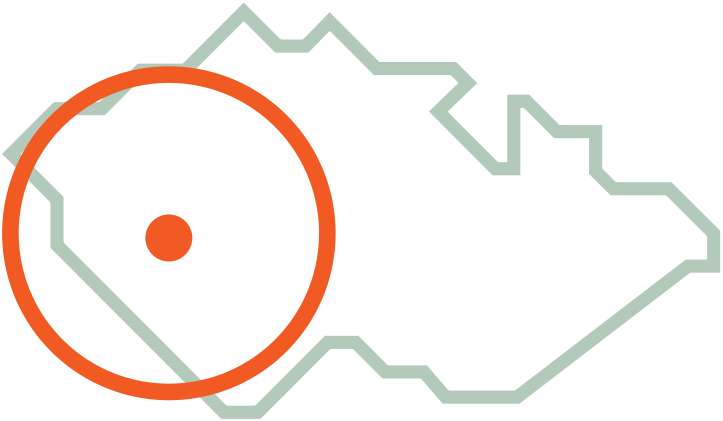
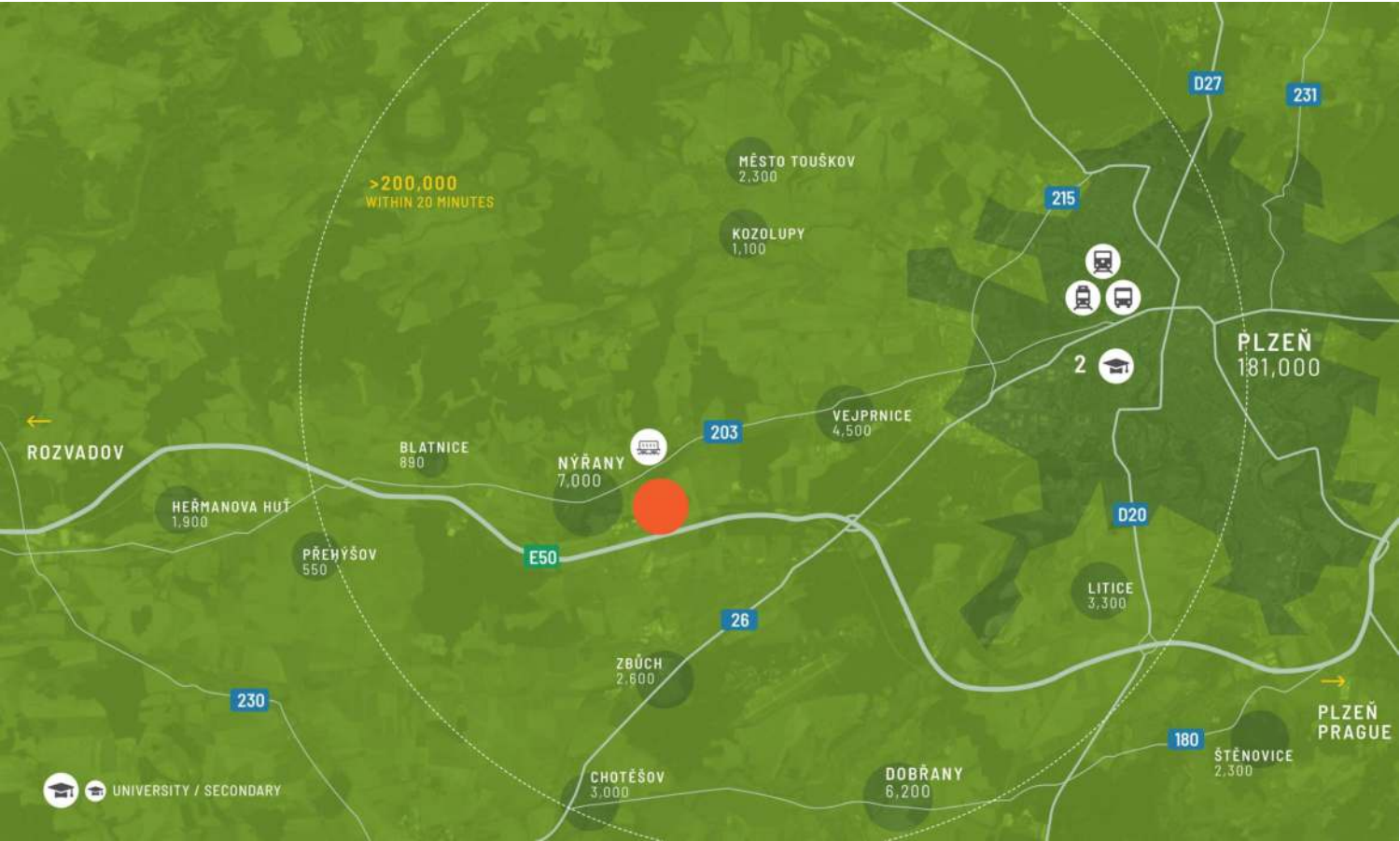
Strong automotive and industrial cluster

The Nýřany region forms one of West Bohemia’s most dynamic industrial zones, shaped by a strong presence of automotive, engineering, logistics, and advanced manufacturing companies. The area benefits from a long-standing industrial tradition and a deep pool of skilled workers coming from Plzeň and surrounding towns. Technical secondary schools and the University of West Bohemia further reinforce the region’s talent pipeline, providing graduates with expertise in mechanical engineering, electrical engineering, IT, and production technologies. Thanks to this combination of industrial heritage, modern specialization, and workforce stability, businesses in Nýřany can rely on a highly capable and dependable labour market.

- ▶ On the highway D5 (exit 93) connecting Prague and Rozvadov
- ▶ Only 13 minutes from Plzeň and 40 minutes to German borders
- ▶ Nýřany Cargo train terminal in close vicinity

MAGYOBB VÁROSOK

Pilsen	12 km	13 min
Prága	110 km	60 min
Regensburg	155 km	90 perc
Nürnberg	188 km	120 min
München	264 km	165 min



Strategic location and connectivity

CTPark Nýřany is strategically located along the D5 highway, just 12 km west of Plzeň and 56 km from the German border. This prime position ensures excellent transport connections for cross-border logistics, light manufacturing, and automotive supply chain operations, offering direct access to Germany and Prague. The Plzeň Region's strong industrial base, combined with efficient motorway links and proximity to major hubs such as Regensburg, Nuremberg, and Munich, makes Nýřany an ideal location for companies seeking to grow within Central Europe's highly developed industrial corridor.

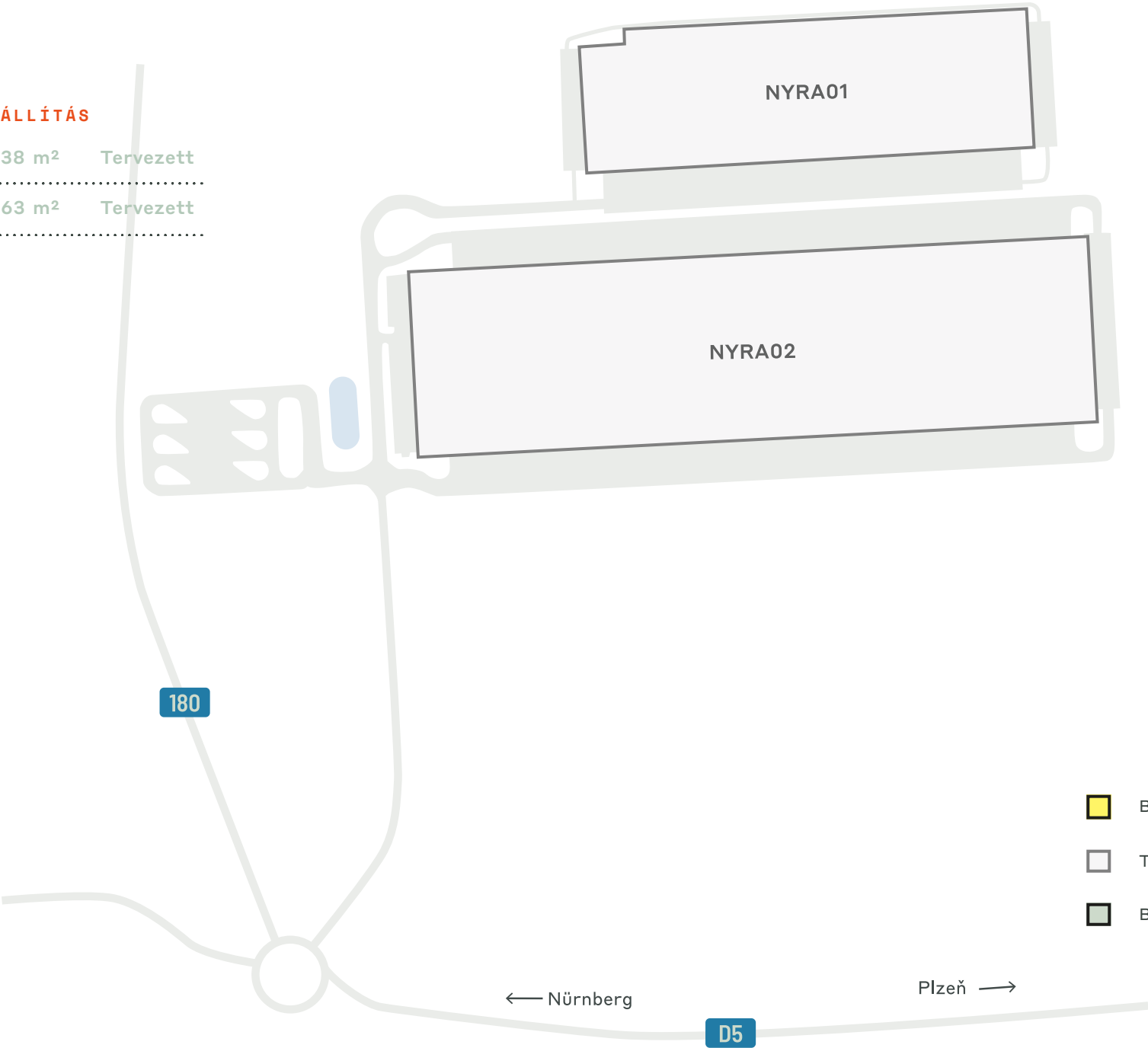
PARK JELLEMZŐI

- ▶ On the highway D5 (exit 93) connecting Prague and Rozvadov
- ▶ Expansion flexibility tailored to client needs
- ▶ Modern facilities for production and logistics



ELÉRHETŐSÉG ÉS SZÁLLÍTÁS

NYRA02	76 638 m ²	Tervezett
NYRA01	37 563 m ²	Tervezett



A PARK LEGFONTOSABB ADATAI

CTPark Nýřany



NAPELEM-
TELEPÍTÉSRE
ALKALMAS



ADJACENT D5



3 KM TO THE
CARGO AND 2,5
KM TO THE
PASSENGER
STATION



WATER
RECYCLING
SYSTEMS



GAS STATION
NEXT TO THE
PARK

ÉRHETŐ EL MOST

0 m²

FEJLESZTÉSI LEHETŐSÉG

114 201 m²

BEÉPÍTETT TERÜLET

0 m²

TELJES TERÜLET

11,42 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

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KEY

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

MARKETS

- Core markets
- Growth markets
- Western European
markets