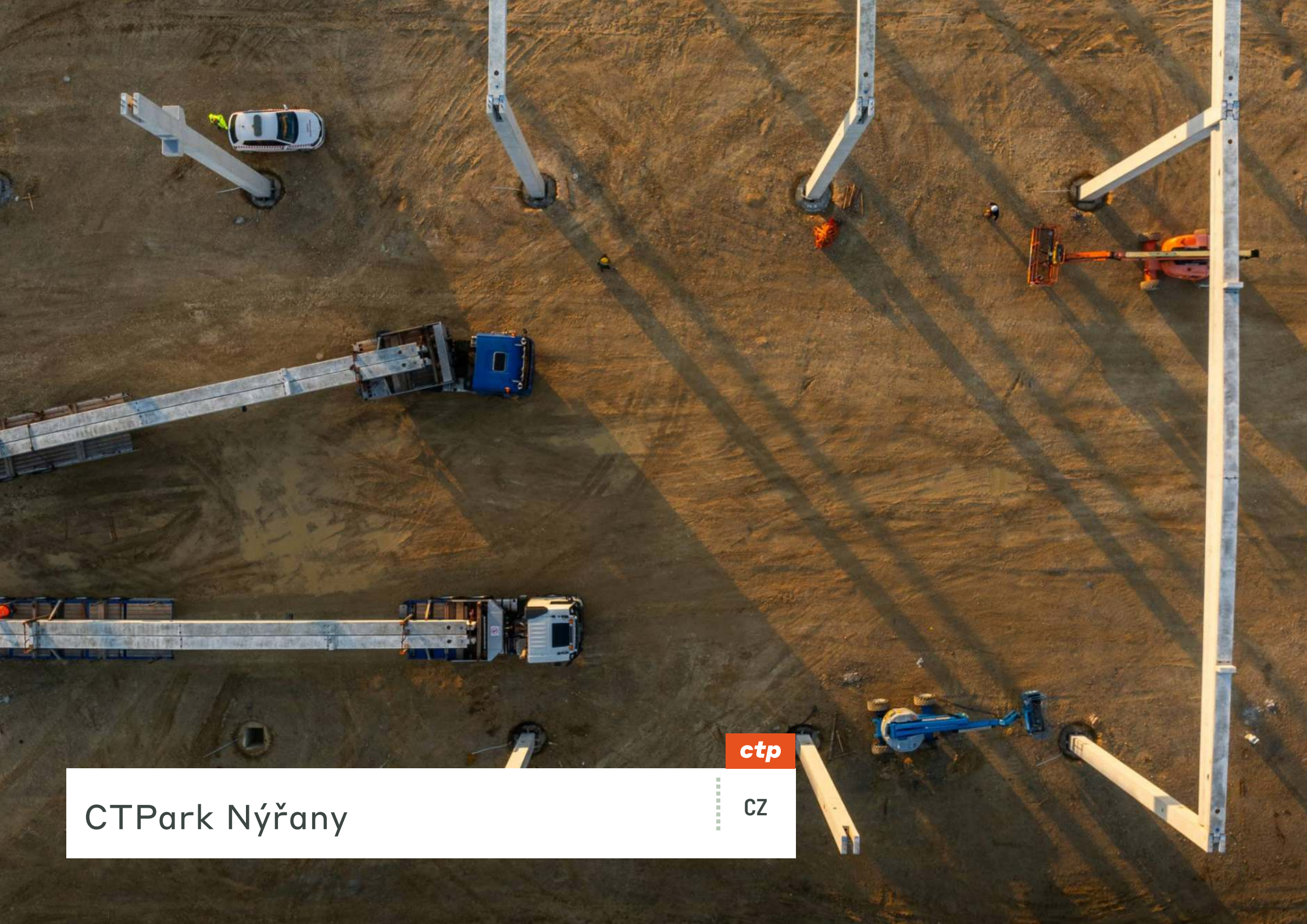




ctp

CZ

CTPark Nýřany



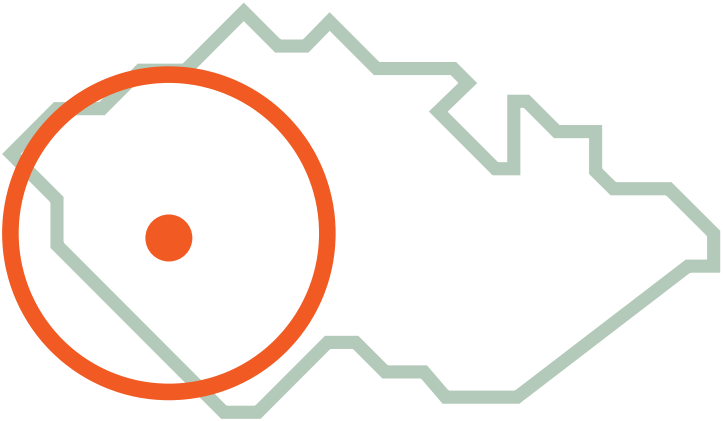
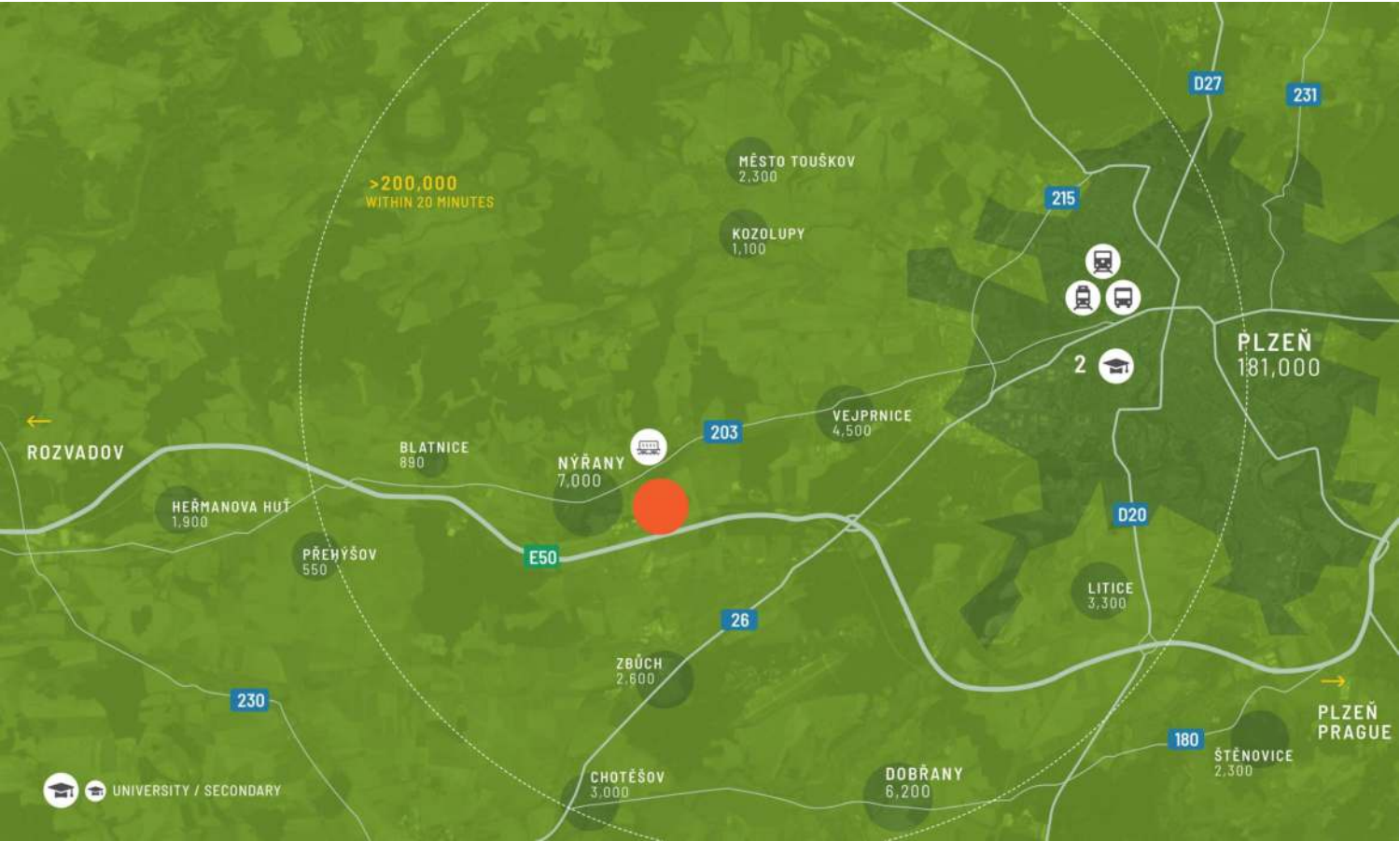
# Strong automotive and industrial cluster

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

主要城市

|      |        |         |
|------|--------|---------|
| 比爾森  | 12公里   | 13 min  |
| 布拉格  | 110公里  | 60 min  |
| 雷根斯堡 | 155公里  | 90分鐘    |
| 紐倫堡  | 188 km | 120 min |
| 慕尼黑  | 264 km | 165 min |



## 戰略位置和連通性

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.

### 公園特色

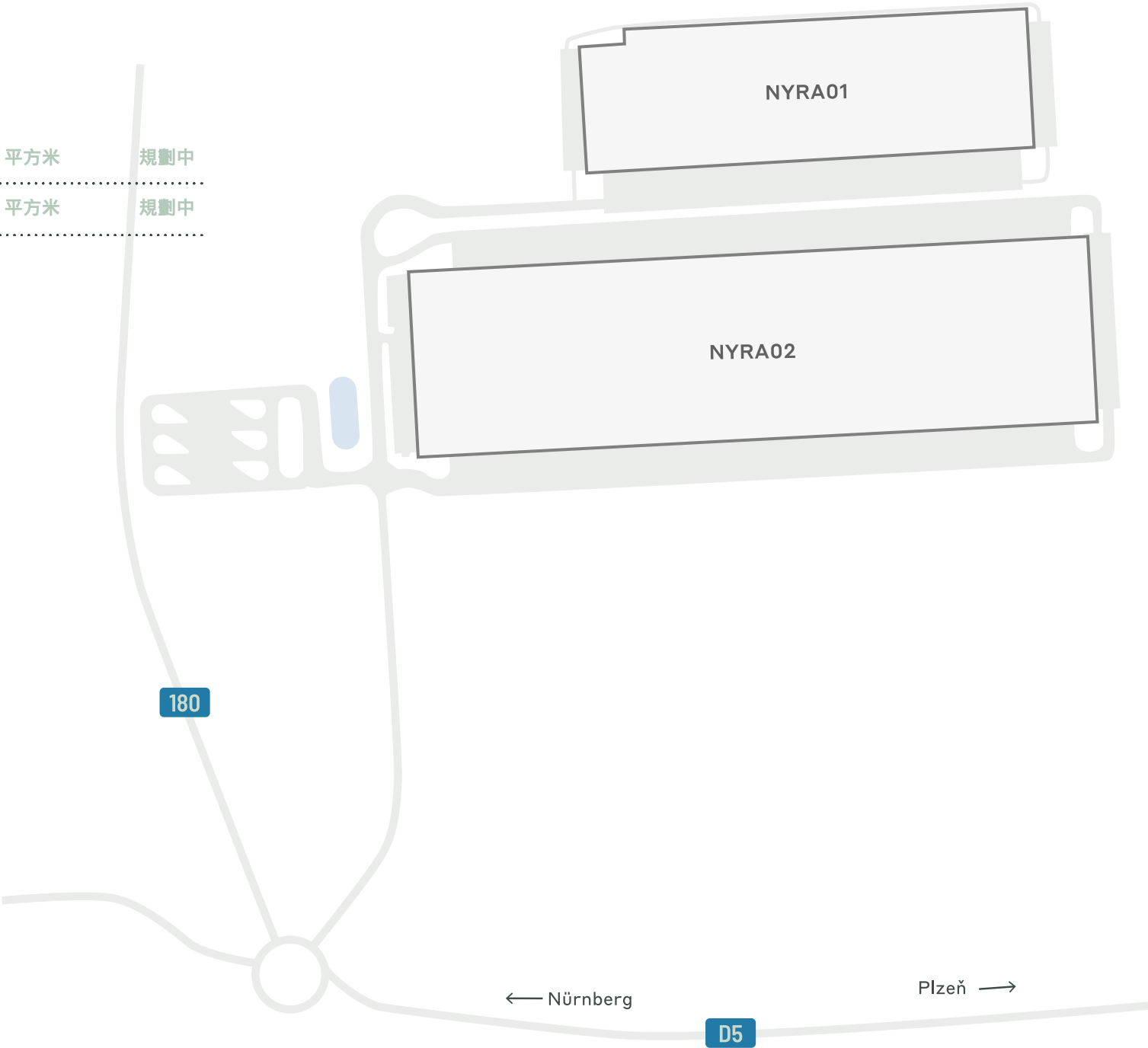
- ▶ On the highway D5 (exit 93) connecting Prague and Rozvadov
- ▶ Expansion flexibility tailored to client needs
- ▶ Modern facilities for production and logistics





供貨情況及交付

|        |            |     |
|--------|------------|-----|
| NYRA02 | 76,638 平方米 | 規劃中 |
| NYRA01 | 37,563 平方米 | 規劃中 |



- 建成可用
- 计划
- 建成佔用

重點園區數據

# CTPark Nýřany



太阳能



ADJACENT D5



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



WATER  
RECYCLING  
SYSTEMS



GAS STATION  
NEXT TO THE  
PARK

现已上市

0 平方米

發展機遇

114,201 平方米

建成區面積

0 平方米

总面积

11.42 公顷

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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