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CTPark Prešov South

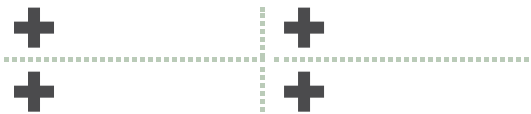


SK

Strong local industrial tradition

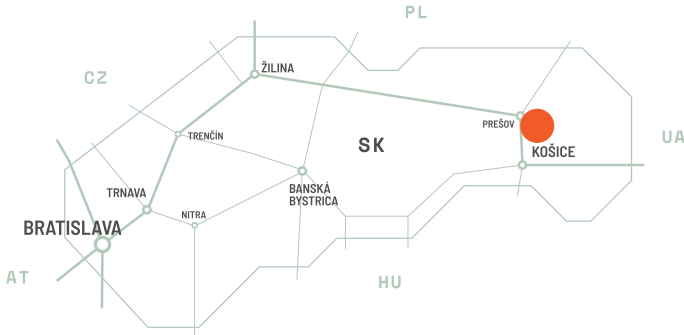
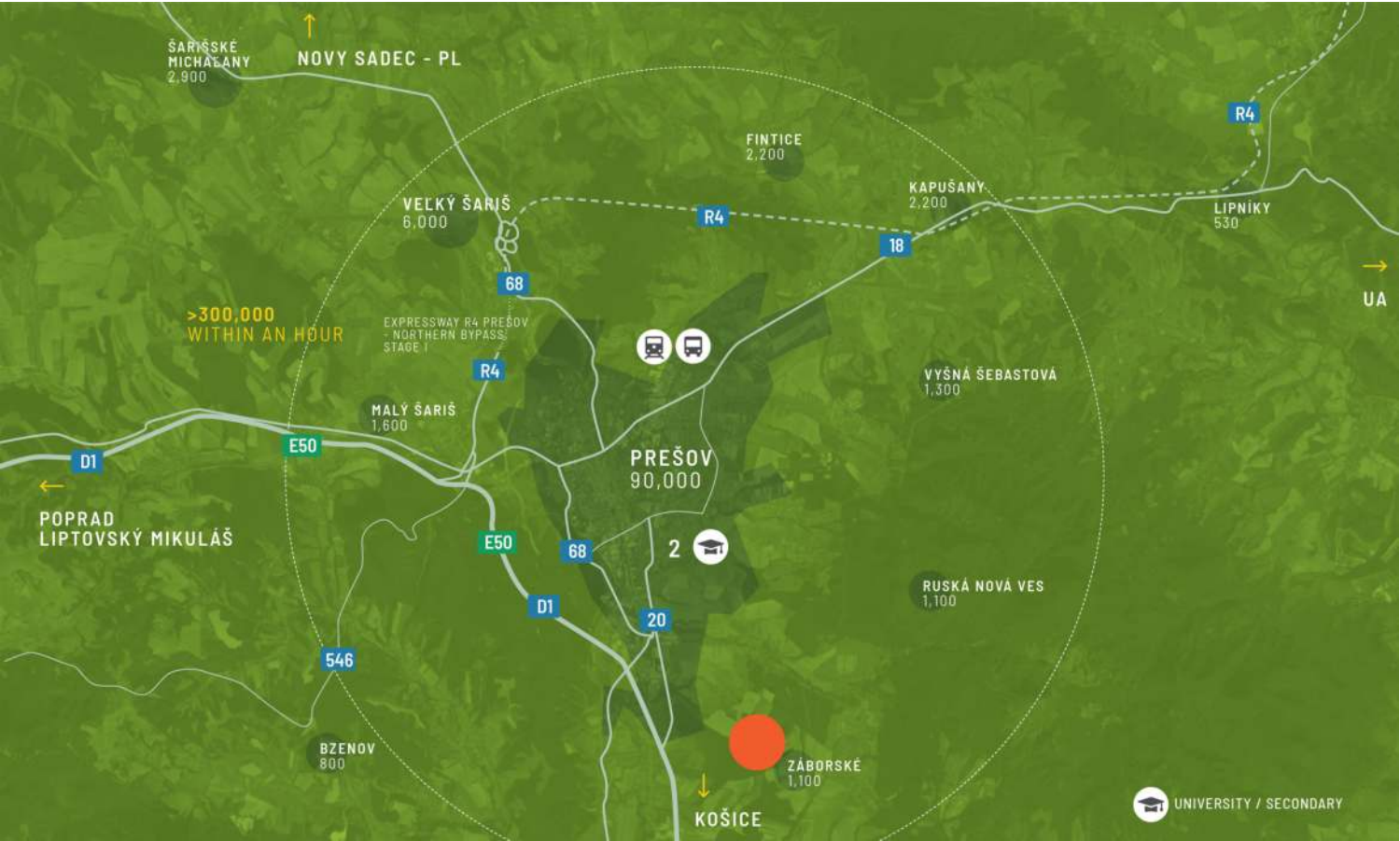
CTPark Prešov South is strategically positioned in Prešov, Slovakia's third-largest city, boasting excellent connectivity through a nearby motorway. It offers seamless access to major hubs, such as Košice (40km), Žilina /Martin's automotive cluster (200km), and Poland (70km). The location is further enriched by the presence of technical universities and a skilled workforce, making it an ideal choice for logistics and high-tech production companies. Key advantages of this area include a population of approximately 85,000 residents in Prešov, with 70% in the productive age group, competitive labor costs, a diversified local economy with a strong industrial heritage and the highest available level of state aid. The region of Eastern Slovakia has witnessed substantial foreign direct investment, highlighting the region's economic potential.

- ▶ 92,000 people in Prešov - 12,500 students
- ▶ Diverse economy, industrial tradition
- ▶ High level of FDI



ГОЛЕМИ ГРАДОВЕ

| | | |
|---------------|--------|-------------|
| Prešov centre | 7 км | couple mins |
| Кошице | 32 км | 20 min |
| Poprad | 88 км | 50 min |
| Kraków | 220 км | 3 часа |



Largest industrial zone in the region

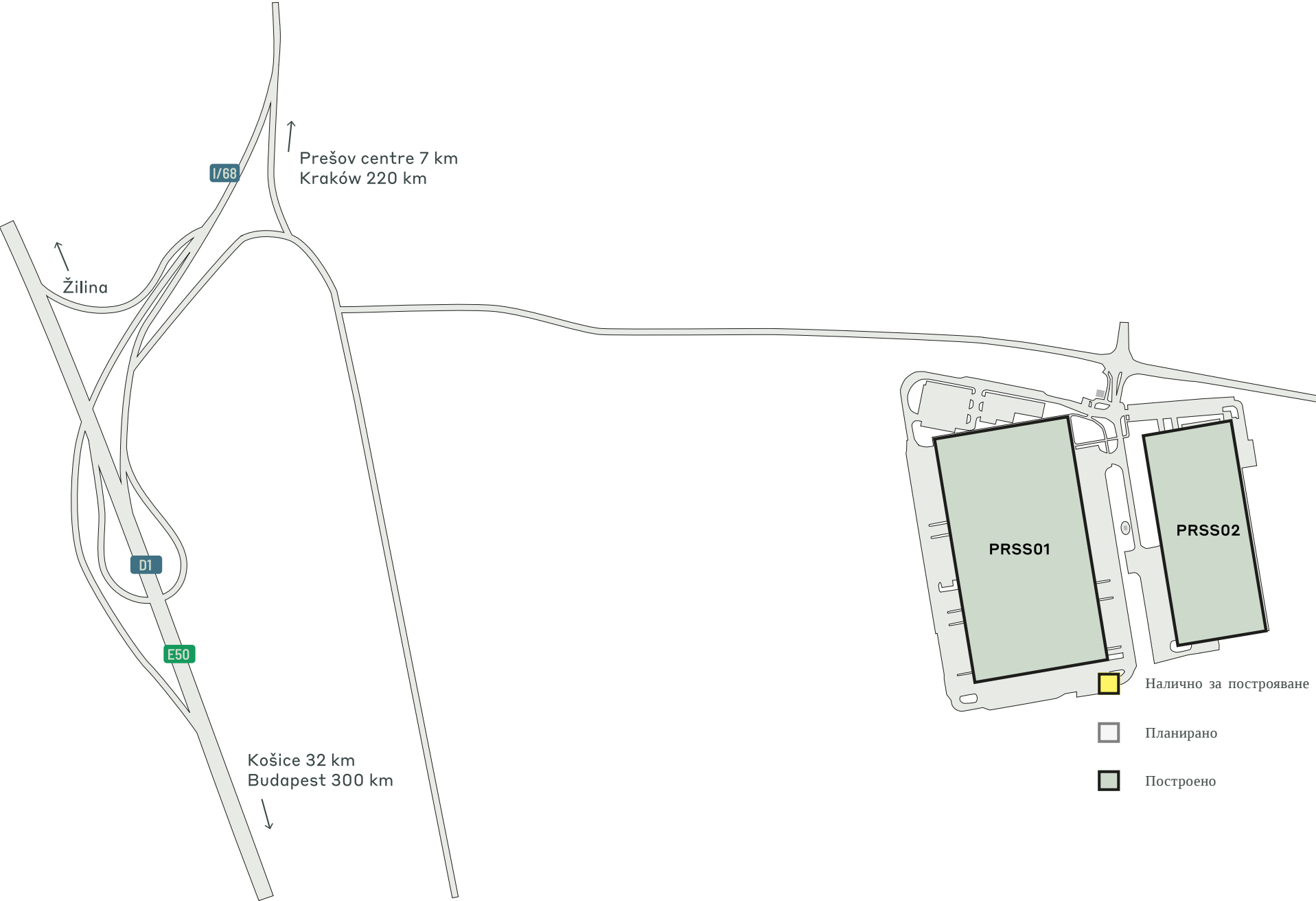
CTPark Prešov South boasts excellent connectivity, with easy access to Slovakia's main east-west highway, the D1. The region is continually enhancing its road infrastructure, with the recent opening of the 4.3 km long R4 Prešov bypass in September 2023, and ongoing construction work on an additional 10.2 km of road. Prešov benefits from a well-established transportation network, including a railway line and bus transportation services. Furthermore, the area is conveniently served by two international airports: Košice International Airport, located 40 km away, and Poprad-Tatry Airport, situated at a distance of 85 km.

ХАРАКТЕРИСТИКИ НА ПАРКА

- ▶ Мащабни съоръжения от клас А
- ▶ Right next to the Prešov City Ring Road
- ▶ On Via Carpatia
- ▶ Košice - Slovakia's second largest city (pop. 235,000) - 30 km



Road network Accessibility



КЛЮЧОВИ ДАННИ ЗА ПАРКА

CTPark Prešov South



РЕЦИКЛИРАНЕ
НА ВОДА



ОЗЕЛЕНЯВАНЕ



ЕЛЕКТРИЧЕСКИ
ЗАРЯДНИ
УСТРОЙСТВА



2 КМ

НАЛИЧНО СЕГА

0 КВ.М.

ВЪЗМОЖНОСТ ЗА РАЗВИТИЕ

0 КВ.М.

ЗАСТРОЕНА ПЛОЩ

60 480 КВ.М.

ОБЩА ПЛОЩ

6,05 хектара

ПАРК И ИНВЕСТИТОРИ НАБЛИЗО

Lidl

Geis

ИНДУСТРИИ В ПАРКА

60% Търговия На Дребно

26% Логистика На Трети Страни (3PL)

12% Търговия На Едро

2% Производство



ctp

ctPark NETWORK

WHERE YOU NEED TO BE

11 countries

TRACK RECORD OF SUCCESS

**14.6 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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