



CTPark Prešov South



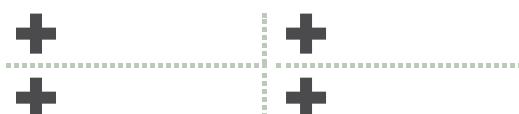
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SK

## 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



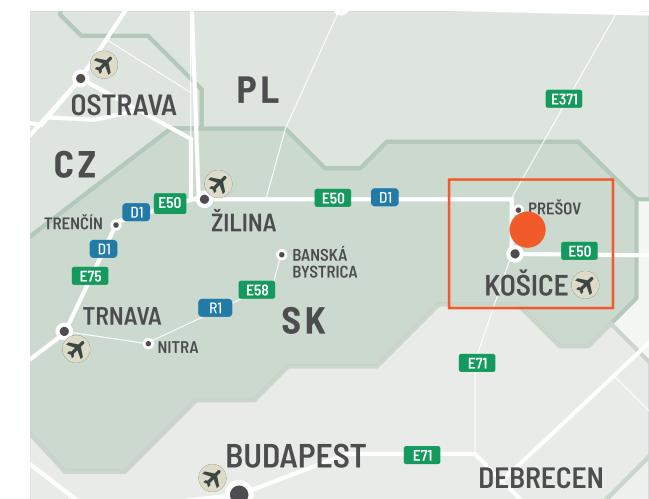
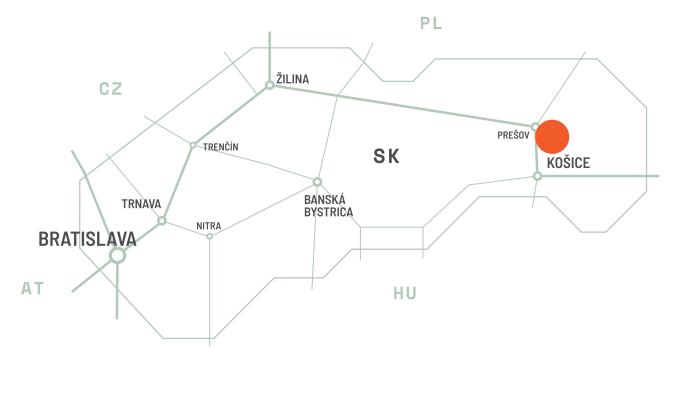
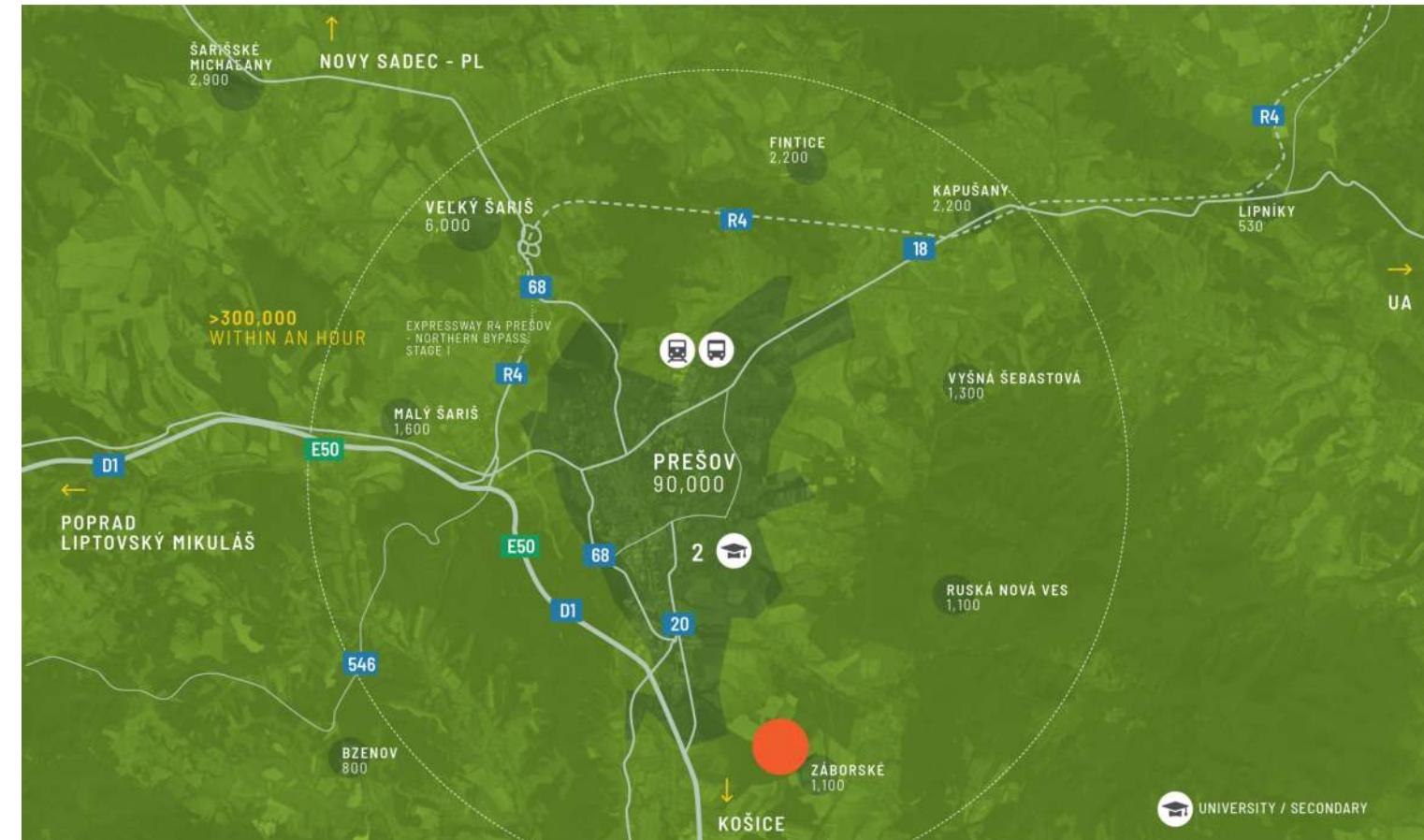
### ГОЛЕМИ ГРАДОВЕ

Prešov centre 7 км couple mins

Кошице 32 km 20 min

Poprad 88 km 50 min

Kraków 220 km 3 часа



## Largest industrial zone in the region

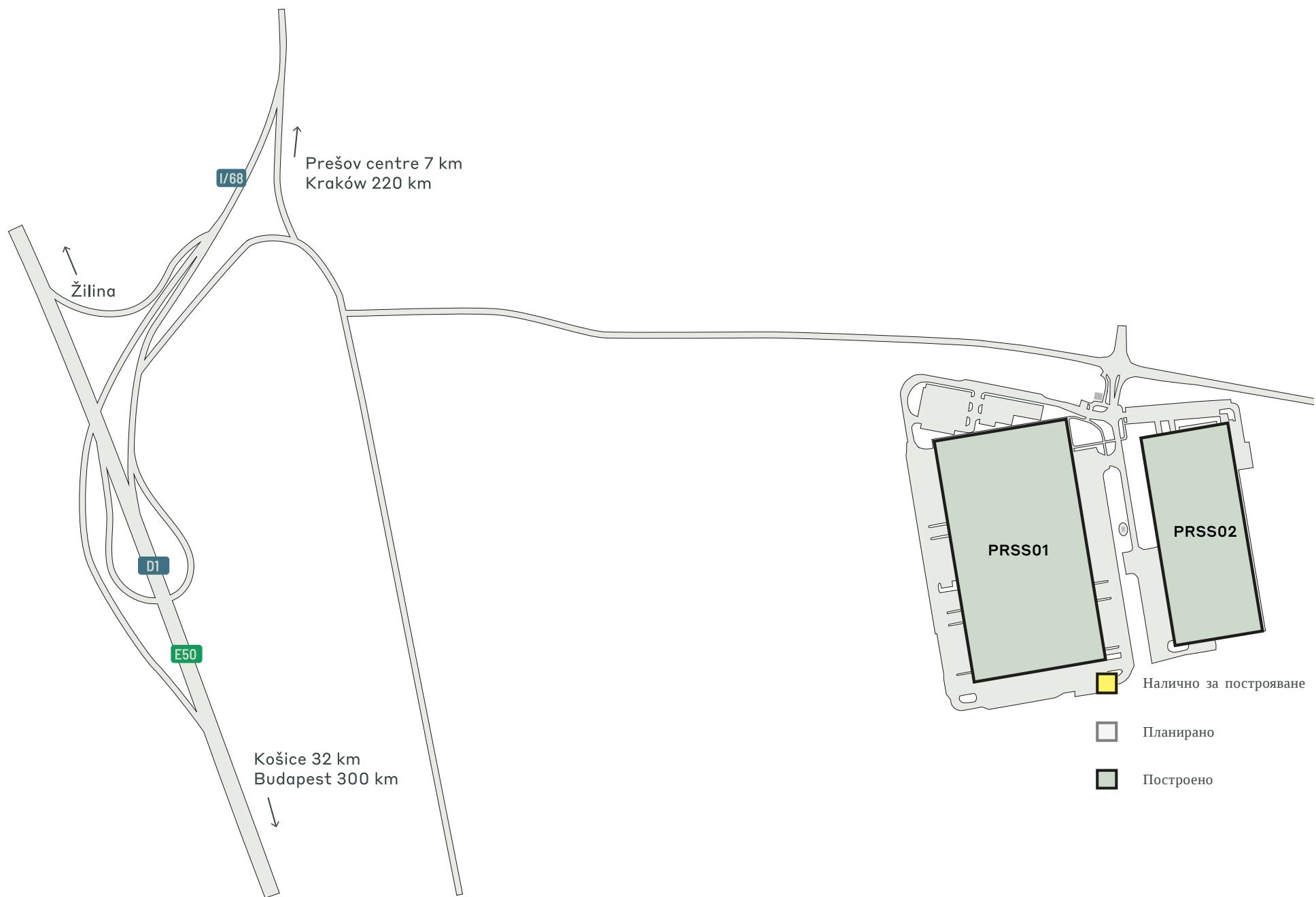
CTPark Prešov South boasts excellent connectivity, with easy access to Slovakia's main east-west highway, the D1. The region is continually enhancing its road infrastructure, with the recent opening of the 4.3 km long R4 Prešov bypass in September 2023, and ongoing construction work on an additional 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

- Машабни 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



ОЗЕЛЕНИЯВАНЕ



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

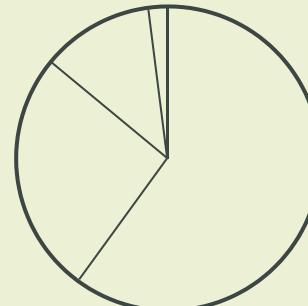
ИНДУСТРИИ В ПАРКА

60% Търговия На Дребно

26% Логистика На Трети Страни (3PL)

12% Търговия На Едро

2% Производство





# 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**



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СВЪРЖЕТЕ СЕ С МЕН

