



CTPark St. Pölten North



A

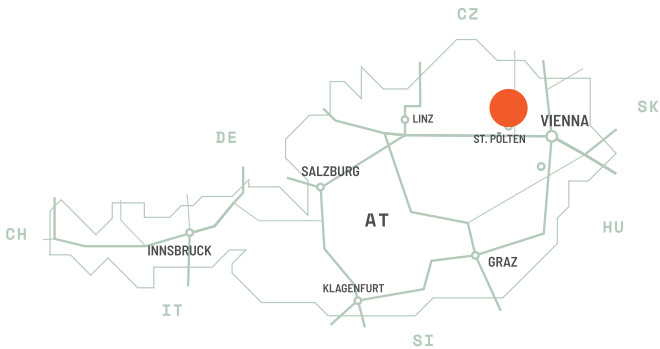
Good connection West and Eastern Europe

Hub for many consumer goods connecting Western and Eastern Europe. Center of the European inland waterway Rhine / Meuse - Main-Danube. Vienna has 15 universities and all types of secondary schools, including technical schools.

- ▶ Hub for many consumer goods connecting West and Eastern Europe
- ▶ Center of the European inland waterway of Rhine / Maas – Main– Danube
- ▶ Vienna has 15 universities and all types of secondary education, including technical schools



GRANDI CITTÀ		
Vienna	75 km	0,45 min
Linz	142 km	1,10 min
Brno	148 km	2 hrs
Bratislava	158 km	1,5 ore
Budapest	321 km	3,5 hr



Just north of the the major western A1 and S33 corridor connecting Vienna, Linz and Germany

The CTPark St. Pölten Nord benefits from an excellent location. Due to superior infrastructure in Austria, direct connection to S33 and is within easy reach of St. Pölten (14km) and the Vienna Schwechat Airport (98km) as well as Czechia, Slovakia and Hungary. CTPark St. Pölten North is ideal for light industry and manufacturing, and also smaller businesses and startups, with space offerings from 2,500 m2 to 12,000 m2. Planned cross dock facilities in addition to A-class warehouse with multiple loading docks & drive-in ramps allows the park to support a wide variety of logistics functions.

CARATTERISTICHE DEL PARCO

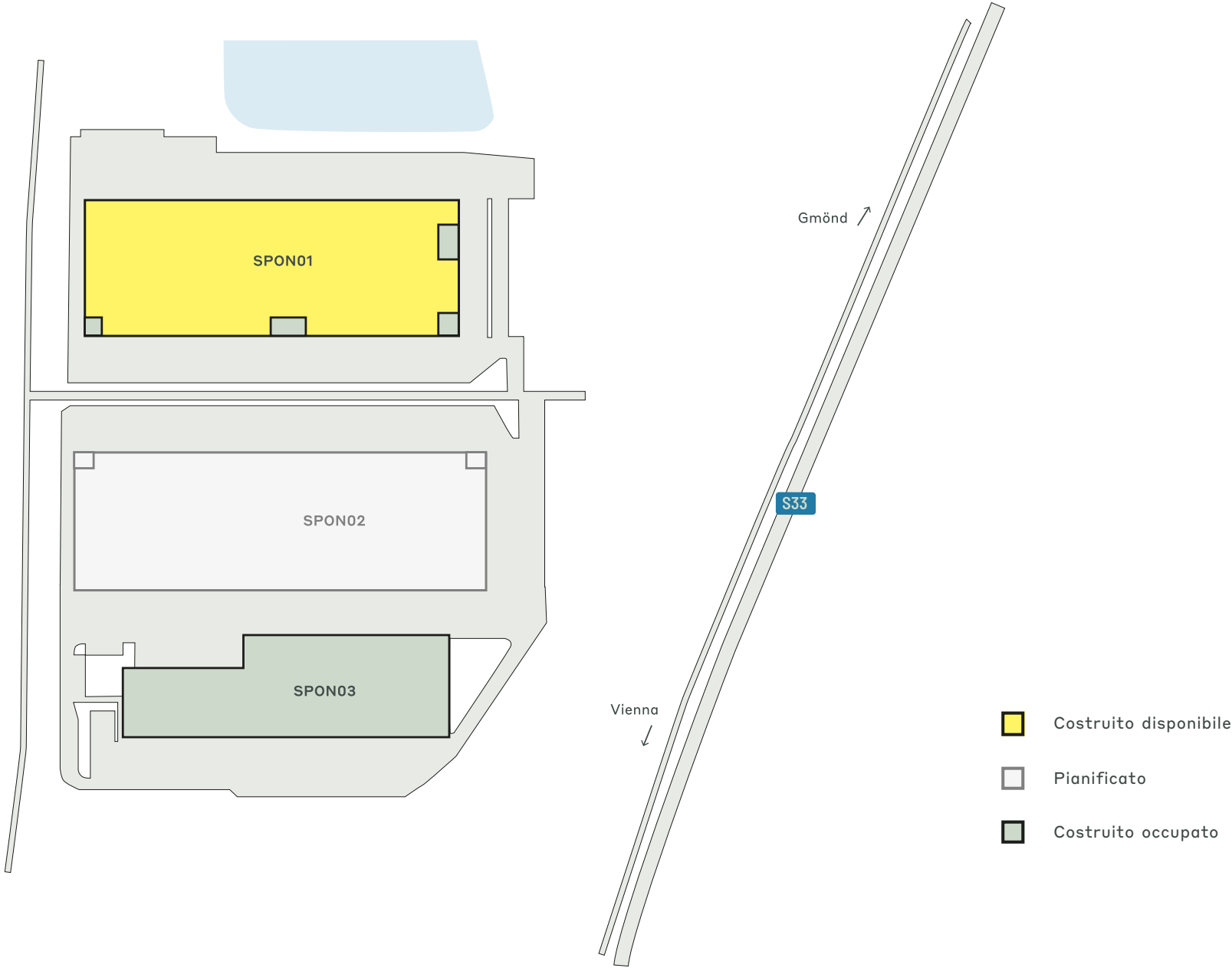
- ▶ Direct connection to S33 and is within easy reach of St. Pölten (14km)
- ▶ and Vienna Schwechat Airport in 98km
- ▶ Ideal for light industry and manufacturing, and also smaller businesses and startups



Market leading building &
sustainability standards

DISPONIBILITÀ E CONSEGNA

SPON02	27.900 m²	Pianificato
SPON01	21.100 m²	Costruito



DATI CHIAVE DEL PARCO

CTPark St. Pölten North



PRONTO PER
L'ENERGIA
SOLARE



RICICLO
DELL'ACQUA



ARCHITETTURA
DEL PAESAGGIO



1 KM



2 KM



1 KM



2 KM

DISPONIBILI ORA

21.100 m²

OPPORTUNITÀ DI SVILUPPO

27.900 m²

AREA EDIFICATA

40.300 m²

SUPERFICIE TOTALE

6,80 ha



INDUSTRIE NEL PARCO

%

%

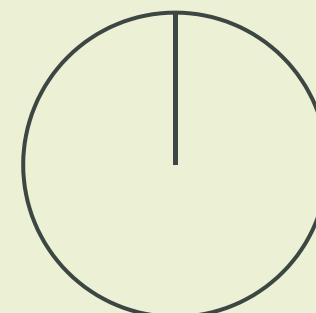
%

%

%

%

%



CTPARK ST. PÖLTEN NORTH OGGI

.....

Full-service CTPark for all
types of investors

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



Serkis Hovannesian
Sviluppatore aziendale

+43 664 1239776
serkis.hovannesian@ctp.eu

CONTATTAMI