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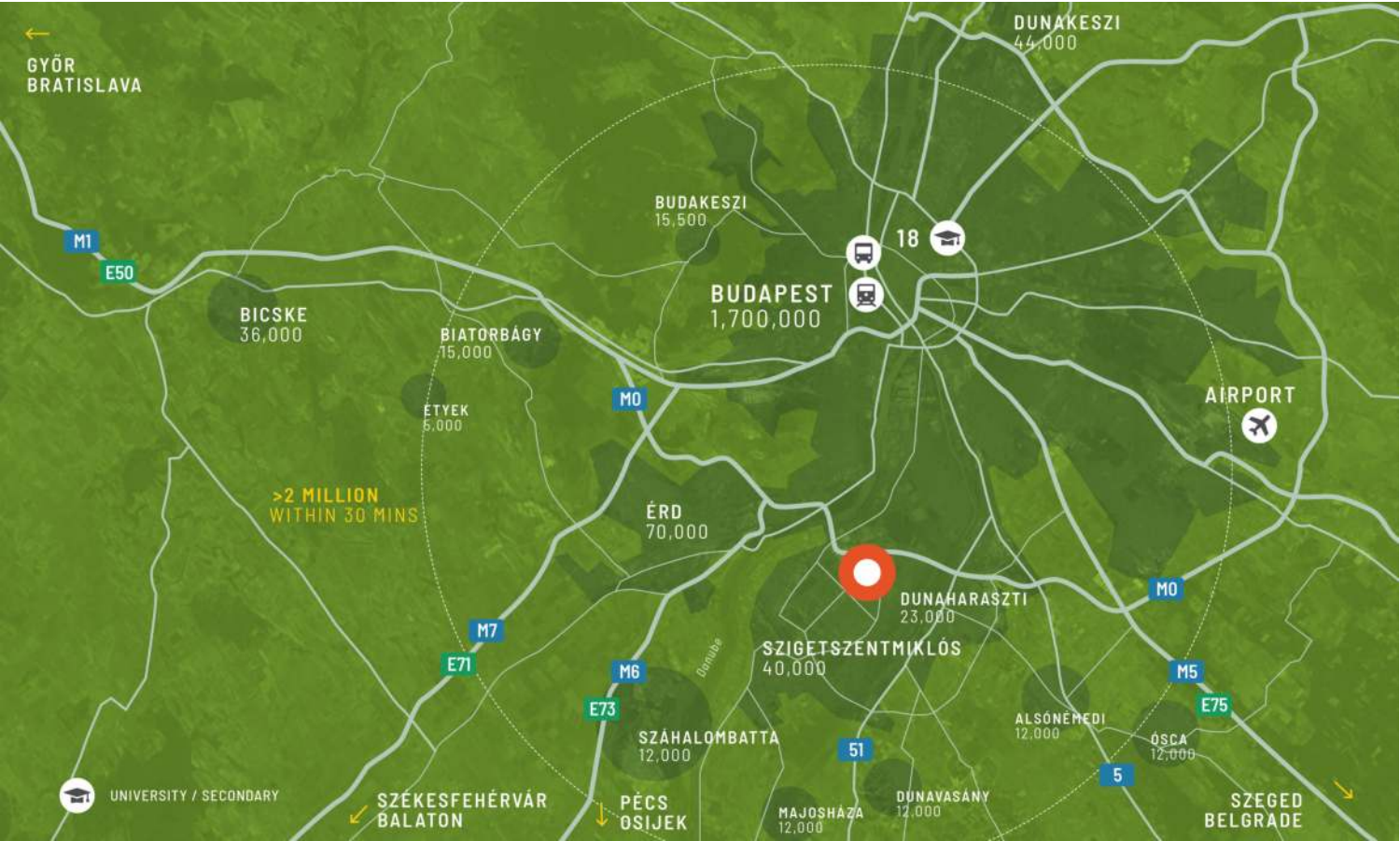
CTPark Szigetszentmiklós



Surrounded by key European transport routes

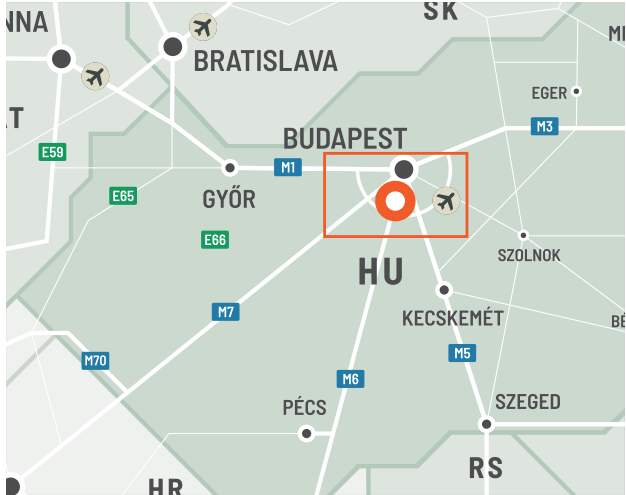
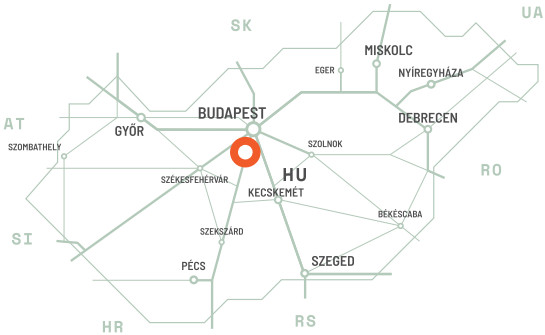
CTPark Budapest Szigetszentmiklós is located next to the Southern part of the M0 highway, the ring road connecting the area to the major transit routes towards East, South and West Europe. The property is in the vicinity of the Hungarian capital, Budapest city center is within 20 km reach. The park is a state-of-the-art green field investment on 63 ha land, with a building complex of 120,000 sqm floorspace, which makes it an ideal place for logistics and production companies as well.

- ▶ Zona industriale ben consolidata
- ▶ Close to the capital
- ▶ Large accessible skilled labor pool
- ▶ Excellent connection to major international transport routes



GRANDI CITTÀ

Kecskemét	80 km	1 hr
Győr	126 km	1hr 30min
Seghedino	167 km	1hr 30min
Bratislava	205 km	2 hrs
Debrecen	240 chilometri	2hrs 30min
Vienna	248 km	2hrs 30min



ACCESSO LOCALE
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Perfect logistics location from CEE to East, South and West Europe

Specializing in the delivery and management of custom-built, high-tech business parks for leading international and domestic companies making strategic investments in new or expanded operations in Central Europe.

CARATTERISTICHE DEL PARCO

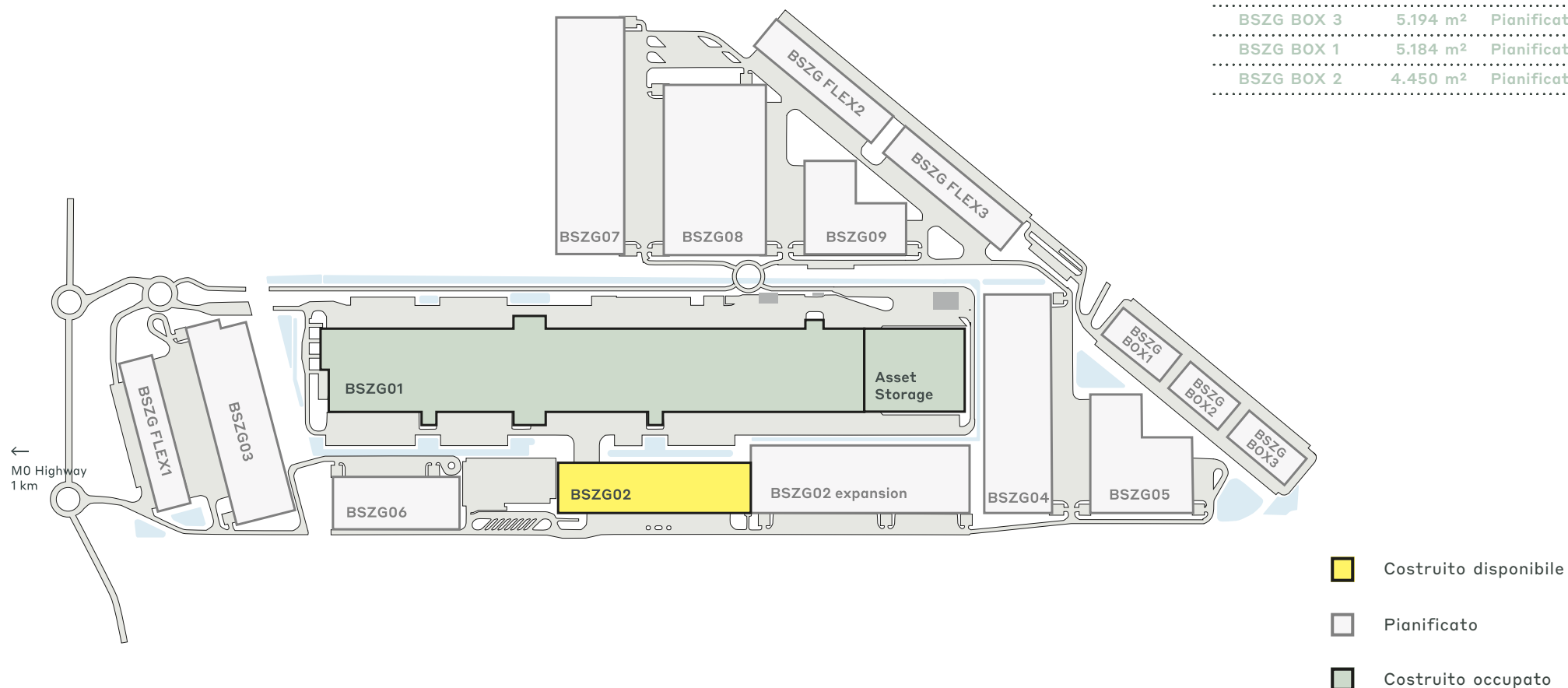
- ▶ 20 km to city centre
- ▶ Posizione strategica
- ▶ Proximity to the Budapest M0 Ring Road



The park houses the largest CTP building in Hungary

DISPONIBILITÀ E CONSEGNA

BSZG 02 Expansion	30.342 m²	Pianificato
BSZG 04	30.336 m²	Pianificato
BSZG 03	24.110 m²	Pianificato
BSZG 05	20.166 m²	Pianificato
BSZG 02	20.165 m²	Costruito
BSZG 06	13.197 m²	Pianificato
BSZG FLEX 1	10.617 m²	Pianificato
BSZG 05 Expansion	7.894 m²	Pianificato
BSZG BOX 3	5.194 m²	Pianificato
BSZG BOX 1	5.184 m²	Pianificato
BSZG BOX 2	4.450 m²	Pianificato



DATI CHIAVE DEL PARCO

CTPark Szigetszentmiklós



PRONTO PER
L'ENERGIA
SOLARE



RICICLO
DELL'ACQUA



PISTE
CICLABILI



RING ROAD 2
KM

DISPONIBILI ORA

20.165 m²

OPPORTUNITÀ DI SVILUPPO

151.490 m²

AREA EDIFICATA

116.942 m²

SUPERFICIE TOTALE

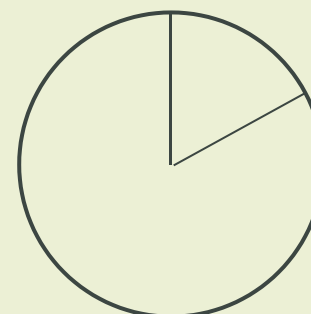
63 ha



INDUSTRIE NEL PARCO

17% 3PL

83% Commercio
All'ingrosso



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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CONTATTAMI