



CTPark Warsaw Emilianów



ctp

PL



# Close-to-Warsaw located park!

CTPark Emilianów is a modern warehouse facility located in the vicinity of Warsaw. The location of CTPark Emialanów right next to the S8 expressway, just 23 km from Warsaw, is a key aspect influencing the growing interest of potential customers looking for logistics solutions in this specific location.

- Possibility to arrange up to three floors of offices
- Trackord adapted to unload swap bodies
- Cross dock project with potential for further tenant expansion

 S8 ADJACENT

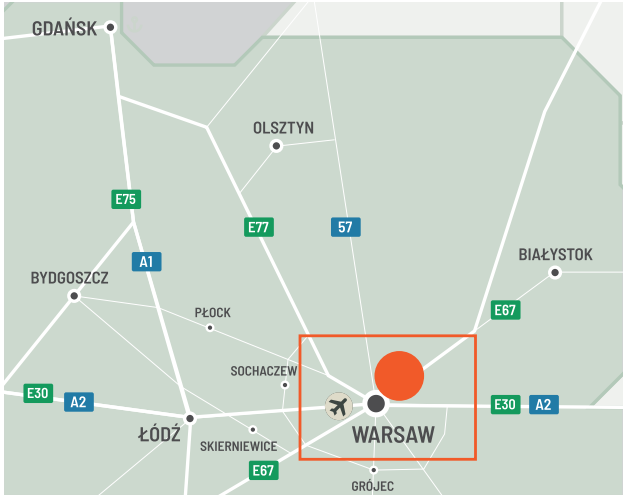
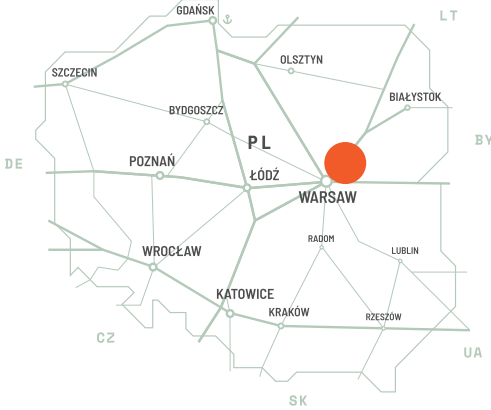
 WARSAW CHOPIN AIRPORT 50KM - 40MIN

 WARSAW 23 KM - 17 MIN

 WARSAW 23KM - 17 MIN

ГОЛЕМИ ГРАДОВЕ

|           |        |            |
|-----------|--------|------------|
| Wyszaków  | 27 km  | 17 min     |
| Legionowo | 30 km  | 30 min     |
| Warsaw    | 37 km  | 30 min     |
| Olsztyn   | 196 km | 2 h        |
| Łódź      | 150 km | 2 h        |
| Białystok | 200 km | 2 h        |
| Бидгошч   | 265 km | 3 h        |
| Gdańsk    | 321 km | 3 h 30 min |
| Poznań    | 325 km | 3 h 30 min |
| Berlin    | 600 km | 6 h        |



## The main connection to the NE part of Poland

CTPark Emilianów is strategically located directly on the S8 expressway (Warsaw-Białystok) - the main way to the NE part of Poland, well communicated with fast growing Warsaw market. Well visible from the main road, with a huge potential for clients wanted to expand and grow their business (planned 3 innovative production A-class warehouses).

### ХАРАКТЕРИСТИКИ НА ПАРКА

- ▶ Possibility to arrange up to three floors of offices
- ▶ Trackcord adapted to unload swap bodies
- ▶ Cross dock project with potential for further tenant expansion
- ▶ The project is carried out with respect to the aspects of ESG



Innovative production park

НАЛИЧНОСТ И ДОСТАВКА

|         |              |                        |
|---------|--------------|------------------------|
| WEMI 02 | 43 069 кв.м. | Планирано              |
| WEMI 03 | 22 942 кв.м. | Планирано              |
| WEMI 01 | 11 253 кв.м. | В Процес На Изграждане |

- Налично за построяване
- Планирано
- Построено





КЛЮЧОВИ ДАННИ ЗА ПАРКА

# CTPark Warsaw Emilianów

НАЛИЧНО СЕГА

0 КВ.М.

ВЪЗМОЖНОСТ ЗА РАЗВИТИЕ

77 264 КВ.М.

ЗАСТРОЕНА ПЛОЩ

0 КВ.М.

ОБЩА ПЛОЩ

25,37 хектара



ГОТОВ ЗА  
СЛЪНЧЕВА  
ЕНЕРГИЯ



РЕЦИКЛИРАНЕ  
НА ВОДА



ОЗЕЛЕНЯВАНЕ



ЕЛЕКТРИЧЕСКИ  
ЗАРЯДНИ  
УСТРОЙСТВА



СПОРТНО  
ИГРИЩЕ /  
УЛИЧЕН  
ФИТНЕС



ВЕЛОСИПЕДНИ  
АЛЕИ



1 КМ

ПАРК И ИНВЕСТИТОРИ НАБЛИЗО

DHL

Mercedes

TAGO

InterEuropol

DaimierTruck

Inpost

Żabka

LIDL distribution center

Poczta Polska (sorter)

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

ctp

**Patrycja Wieseemann**

Senior Business Developer,  
Warsaw Region

+48 728 338 445

patrycja.wieseemann@ctp.eu

