



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

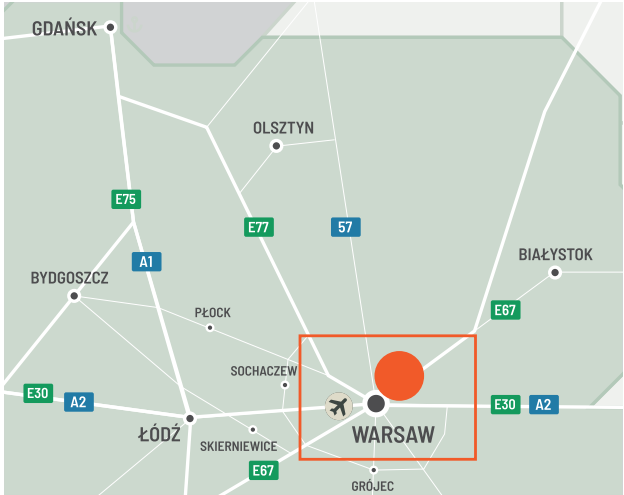
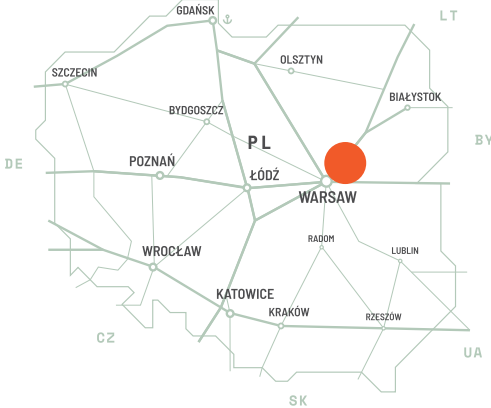
 WARSAW CHOPIN AIRPORT 50KM - 40MIN

 WARSAW 23 KM - 17 MIN

 WARSAW 23KM - 17 MIN

GRANDI CITTÀ

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
Bydgoszcz	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).

CARATTERISTICHE DEL PARCO

- ▶ 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

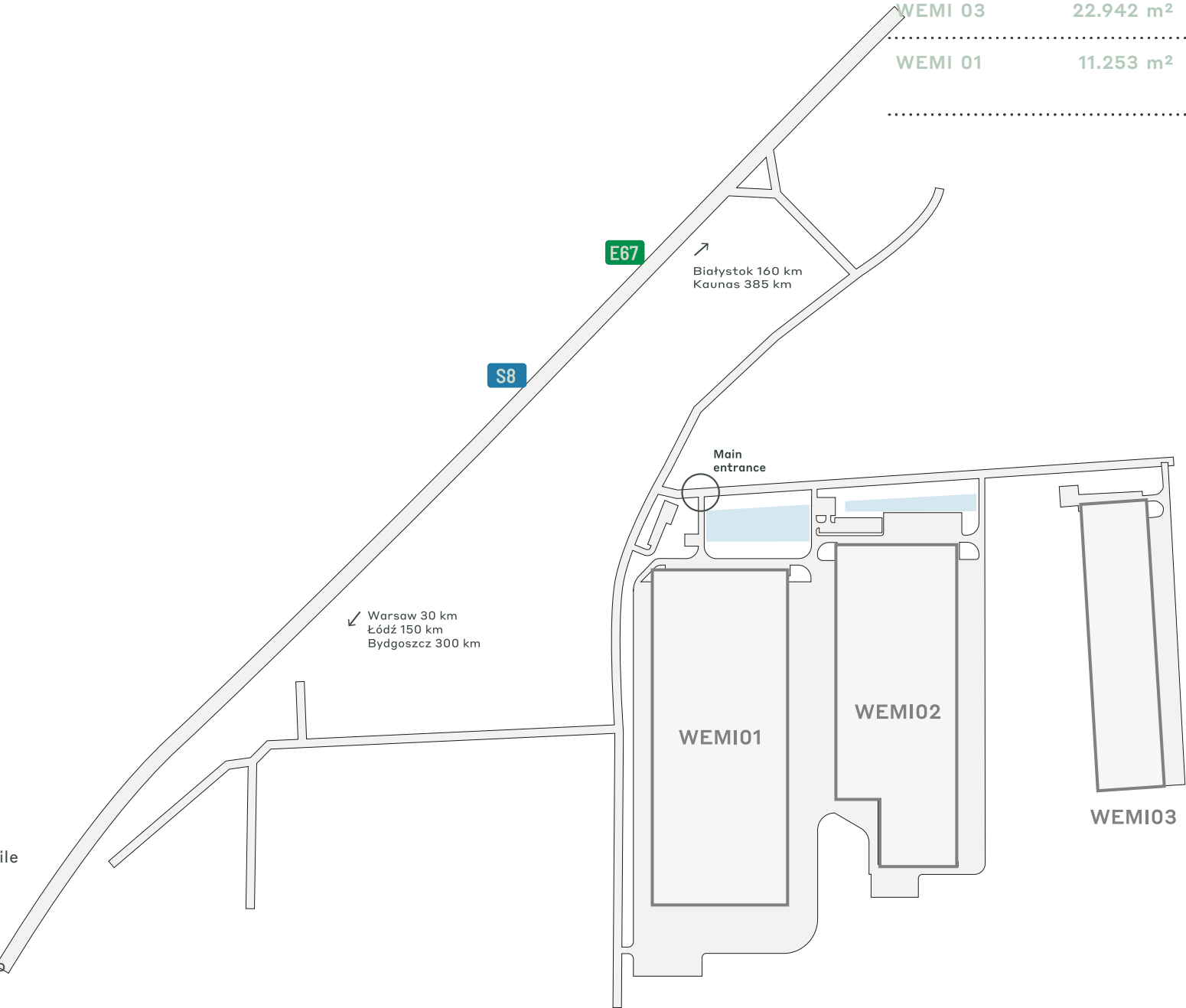


Innovative production park

DISPONIBILITÀ E CONSEGNA

WEMI 02	43.069 m ²	Pianificato
WEMI 03	22.942 m ²	Pianificato
WEMI 01	11.253 m ²	In Costruzione

- Costruito disponibile
- Pianificato
- Costruito occupato



DATI CHIAVE DEL PARCO

CTPark Warsaw Emilianów



PRONTO PER
L'ENERGIA
SOLARE



RICICLO
DELL'ACQUA



ARCHITETTURA
DEL PAESAGGIO



RICARICA
ELETTRICA



CAMPO
SPORTIVO /
PALESTRA
ALL'APERTO



PISTE
CICLABILI



1 KM

DISPONIBILI ORA

0 m²

OPPORTUNITÀ DI SVILUPPO

77.264 m²

AREA EDIFICATA

0 m²

SUPERFICIE TOTALE

25,37 ha

INVESTITORI DEL PARCO E NELLE
VICINANZE

DHL

Mercedes

TAGO

InterEuropol

DaimierTruck

Inpost

Żabka

LIDL distribution center

Poczta Polska (sorter)

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