

ctp

PL



CTPark Warsaw Janki

The SBU & Logistic Hub in Warsaw area.

This thriving commercial zone is perfectly positioned to meet the demands of both large enterprises and smaller businesses, offering unparalleled connectivity and modern infrastructure. Situated at the intersection of major transport routes, Janki ensures seamless access to Warsaw, Poland's vibrant capital.

- ▶ Access to an extensive network of highways and international airports
- ▶ Strategic location guarantees efficient logistics and distribution channels
- ▶ Hub for businesses looking to optimize their supply chain operations

 S8 1 KM - 2 MIN

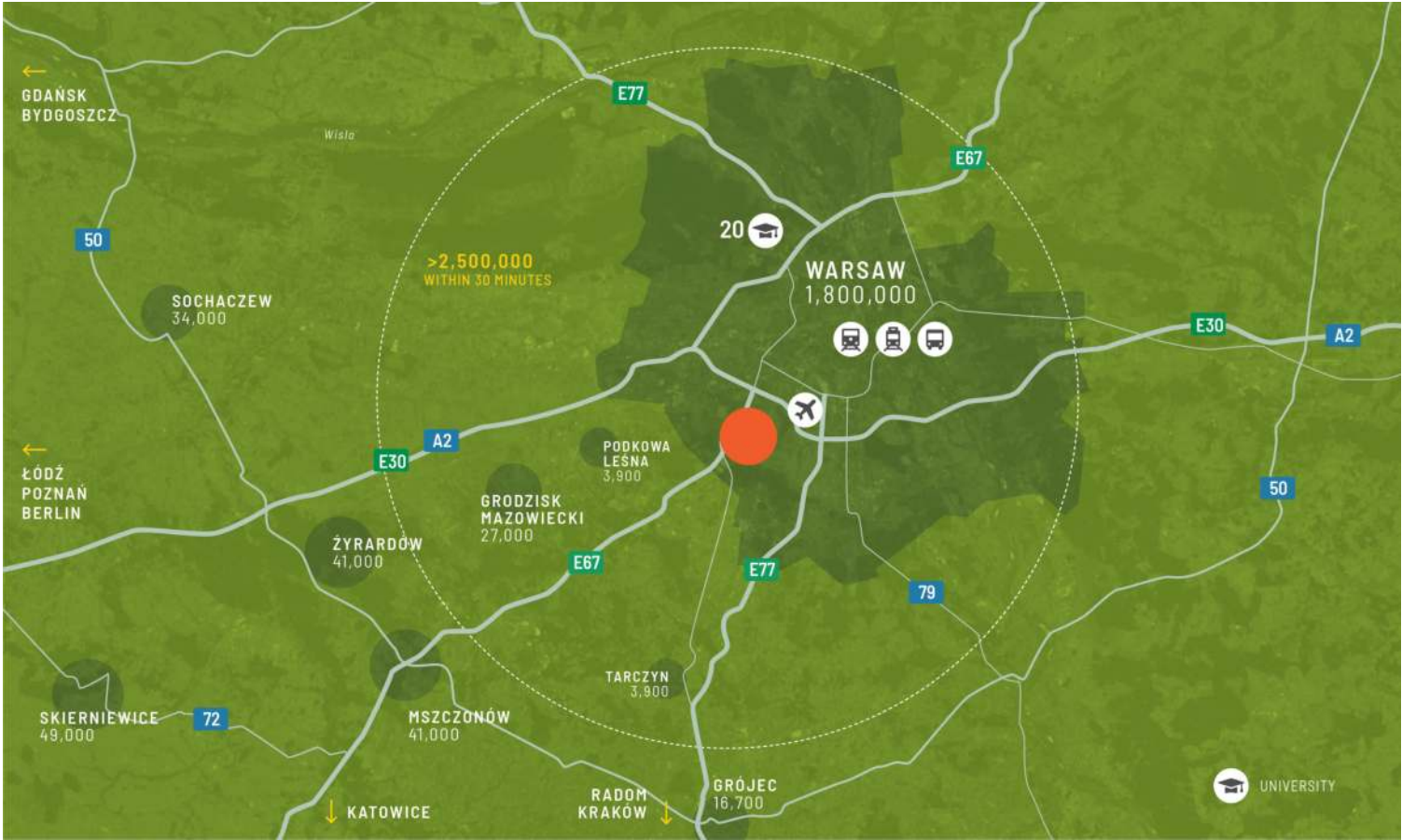
 WARSAW CHOPIN AIRPORT 12KM - 20MIN

 WARSAW 15 KM - 20 MIN

 BUS STOP 1,8 KM

GRANDI CITTÀ

Warsaw	15 KM	24 min
Lublin	185 KM	1 h 45 min
Katowice	285 KM	3 hrs
Kraków	300 KM	3 hrs
Poznań	305 KM	3 hrs
Berlin	570 KM	6 hrs
Praga	635 KM	7 hrs



Flexible and modern facilities ready to accommodate your needs

The investment comprises a standalone building with a total area of approximately 18,000 sq.m (ctSpace property type - perfectly suited for large tenants requiring substantial storage and production facilities). Brand new product of CTP in Poland - ctBox and ctFlex - units for smaller businesses and growing enterprises, ranging from 500 to 2,000 sq.m These units are ideal for companies looking to relocate to a more modern setting or for those ready to embark on their business journey in a top-tier building equipped with the latest amenities.

CARATTERISTICHE DEL PARCO

- ▶ Access to an extensive network of highways and international airports
- ▶ Strategic location guarantees efficient logistics and distribution channels
- ▶ Ideal hub for businesses looking to optimize their supply chain operations
- ▶ The project is carried out with respect to the aspects of ESG

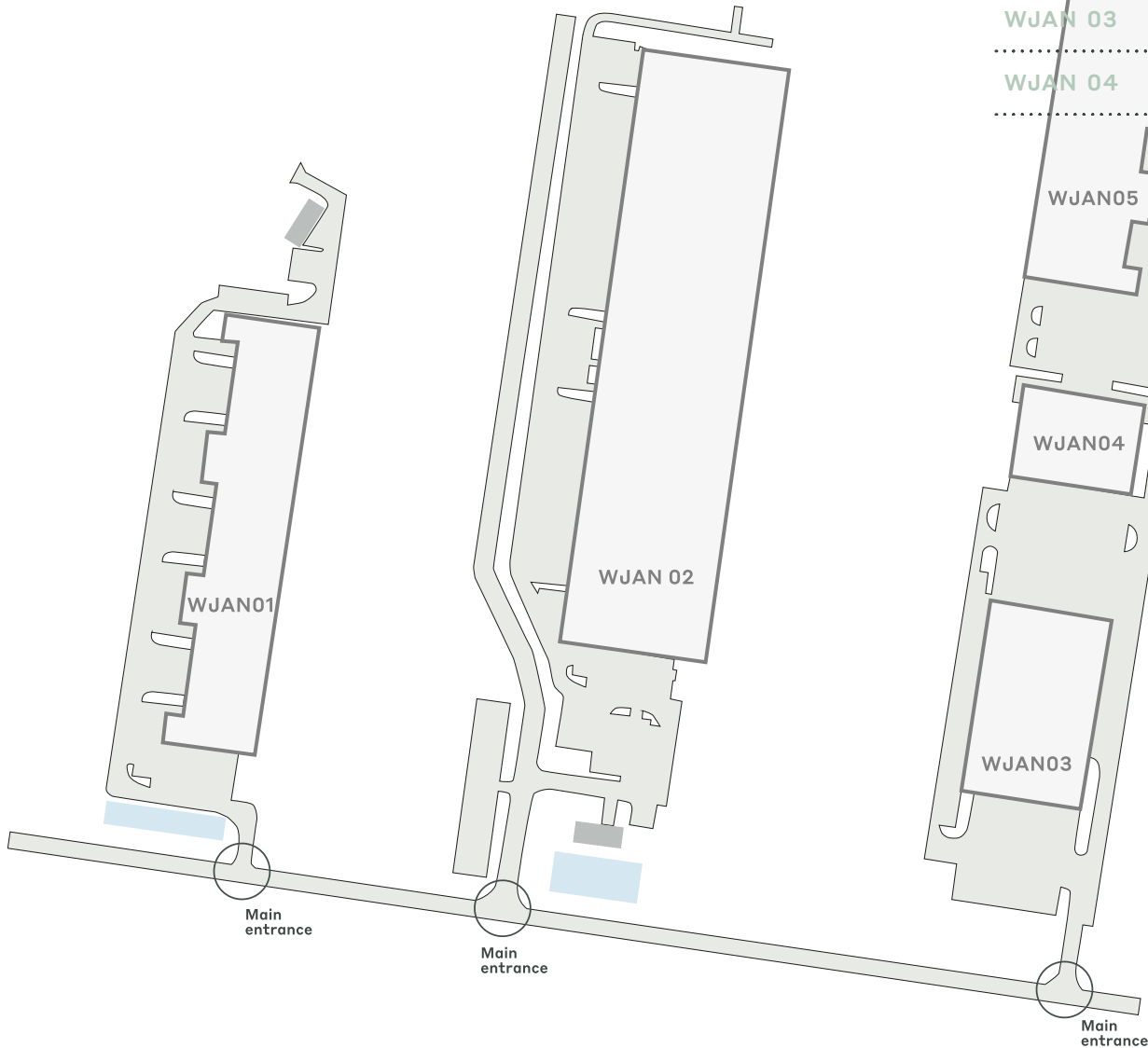


Innovative production park

- Costruito disponibile
- Pianificato
- Costruito occupato

DISPONIBILITÀ E CONSEGNA

WJAN 02	22.055 m ²	In Costruzione
WJAN 05	11.327 m ²	Pianificato
WJAN 01	9.134 m ²	In Costruzione
WJAN 03	5.949 m ²	Pianificato
WJAN 04	2.767 m ²	Pianificato



DATI CHIAVE DEL PARCO

CTPark Warsaw Janki



SOLAR
PLANNED



LANDSCAPED
AREAS



BUS STATION
1,3 KM



GAS STATION 4
KM



SHOPPING MALL
1,5 KM



NEAR TOWN

DISPONIBILI ORA

0 m²

OPPORTUNITÀ DI SVILUPPO

50.232 m²

AREA EDIFICATA

0 m²

SUPERFICIE TOTALE

13,07 ha



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