

CTPark Warsaw North



ctp

PL

Excellent location in the vicinity of Warsaw

The park is located in the immediate vicinity of the capital - Warsaw, on a S7 expressway to Gdańsk. The location of CTPark Warsaw North in Warsaw agglomeration and just 20 km from Warsaw city center (well connected by public transport), 10 km from Modlin Airport, makes the project interesting for a wide range of potential customers looking for logistics solutions and gives huge possibilities for hiring skilled staff.

- ▶ Easy public transport to the Park
- ▶ Warsaw Central Railway St. 23 km away
- ▶ Dworzec Gdański Railway St. 20 km away

 S7 ADJACENT

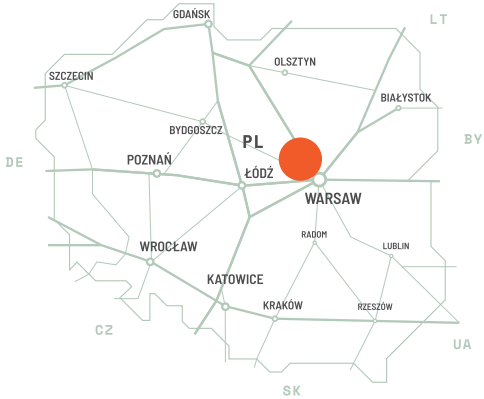
 WARSAW 18 KM (20 MIN)

 WARSAW MODLIN AIRPORT 12 KM,

 BUS STATION AT ENTRANCE TO PARK

GRANDI CITTÀ

Legionowo	30 km	30 min
Łódź	150 km	2 h
Olsztyn	196 km	2 h
Bydgoszcz	265 km	3 h
Gdańsk	321 km	3 h 30 min
Berlin	600 km	6 h



ACCESSO LOCALE
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Gdańsk - Warszawa - Kraków direct expressway access S7




CTPark Warsaw North is located directly on the S7 expressway - one of the main enterways to the capital city, Warsaw. Perfect location for companies looking to access the central Market, well connected with western and northern part of Poland.

CARATTERISTICHE DEL PARCO

- ▶ Location right next to the S7 expressway
- ▶ Progetto di cross-docking
- ▶ Perfect for clients with potential for further expansion
- ▶ The investment is carried out with respect for ESG aspects



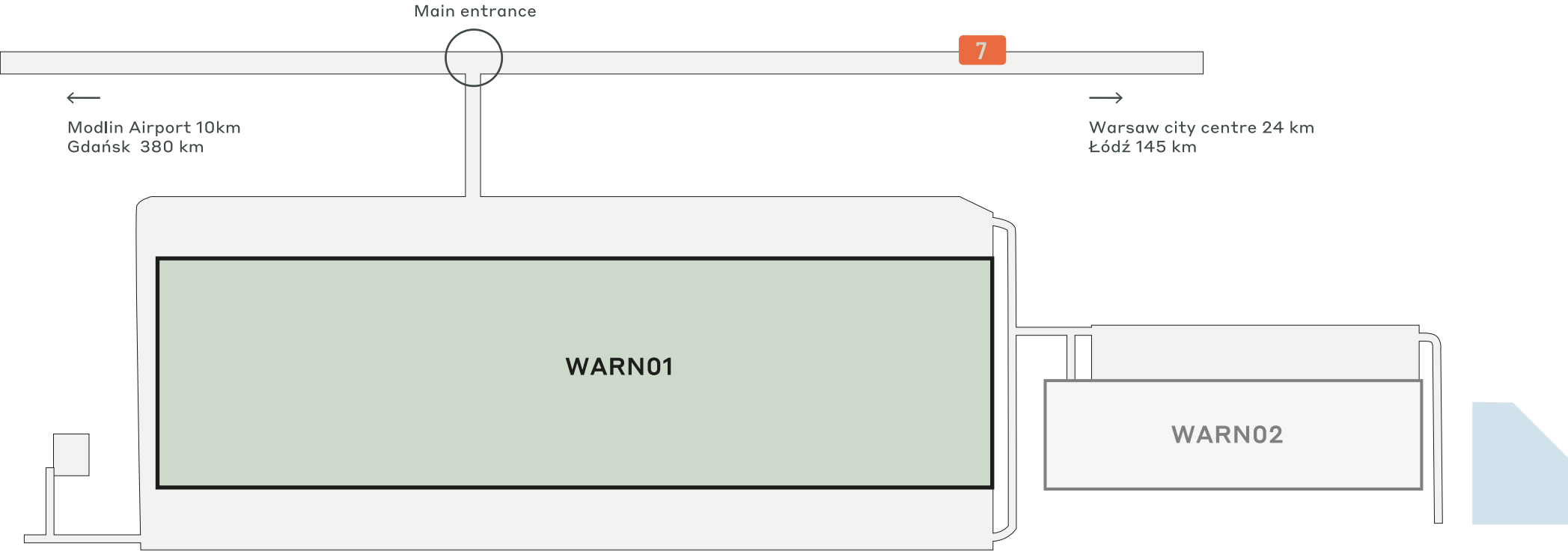
Semi-production and logistics
park in Warsaw proximity

-  Costruito disponibile
-  Pianificato
-  Costruito occupato

DISPONIBILITÀ E CONSEGNA

WARN 02 13.298 m² Pianificato

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DATI CHIAVE DEL PARCO

CTPark Warsaw North

DISPONIBILI ORA

0 m²

OPPORTUNITÀ DI SVILUPPO

13.298 m²

AREA EDIFICATA

64.080 m²

SUPERFICIE TOTALE

1,88 ha



PRONTO PER
L'ENERGIA
SOLARE



RICICLO
DELL'ACQUA



ARCHITETTURA
DEL PAESAGGIO



STAZIONE DI
SERVIZIO



RICARICA
ELETTRICA



AUTOBUS /
TRASPORTO
PUBBLICO

INVESTITORI DEL PARCO E NELLE
VICINANZE

Wittchen

Profix

Onnera Poland

Inter Cars

Adamed Pharma

Celon Pharma

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