



CTPark Warsaw East

Park Address:
Gospodarcza 15
05-230 Kobyłka
Poland
52°20'47"N 21°9'47"E



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CTPark Warsaw East is located on the eastern side of Warsaw. It is located directly at the newly opened S8 expressway junction, just a five minute drive from the administrative borders of Warsaw. This guarantees uninterrupted access to a qualified and highly skilled workforce as well as to the dynamically growing market of the Capital City and Poland's eastern markets. CTPark Warsaw East is located in the II zone of Warsaw industrial market which means it offers relatively lower rents compared to zone I whilst offering an easy access to Warsaw market. The area has attracted investors such as Henry Kruse, Tchibo Manufacturing, Coca Cola HBC Polska.

Park Benefits

- ▶ Superior Highway Visibility And Access
- ▶ Large-Scale A-Class Facilities With Possibility To Expand
- ▶ Income Tax Exemptions Up To 35% Of Annual Turnover
- ▶ 10-Year Property Tax & 5-Year Progressive Tax Exemptions

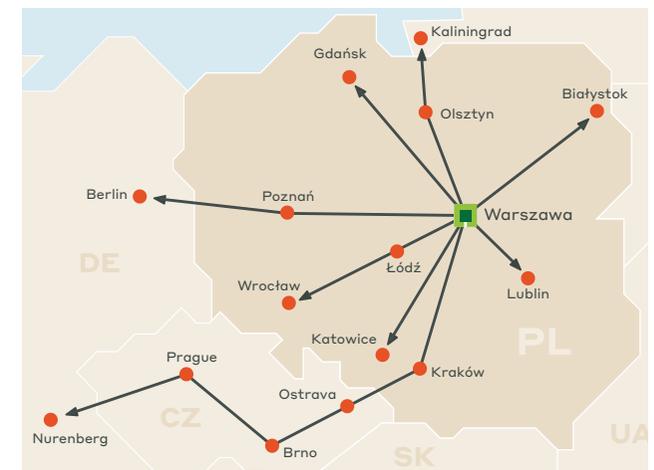
CTP Benefits

- ▶ Facility managers on-site
- ▶ Leading built-to-suit developer
- ▶ Flexible, long-term lease options
- ▶ Market leading building & sustainability standards



DISTANCES

Łódź	145 km	Katowice	315 km
Katowice	315 km	Warszawa	25 km
Ostrava	400 km	Kraków	315 km
Gdańsk	349 km	Poznań	325 km



Regional benefits

- ▶ Skilled labour force and thriving commerce
- ▶ 10-Year Property Tax & 5-Year Progressive Tax Exemptions
- ▶ Strong tech and entrepreneurial presence
- ▶ Well connected to capital city and eastern Poland

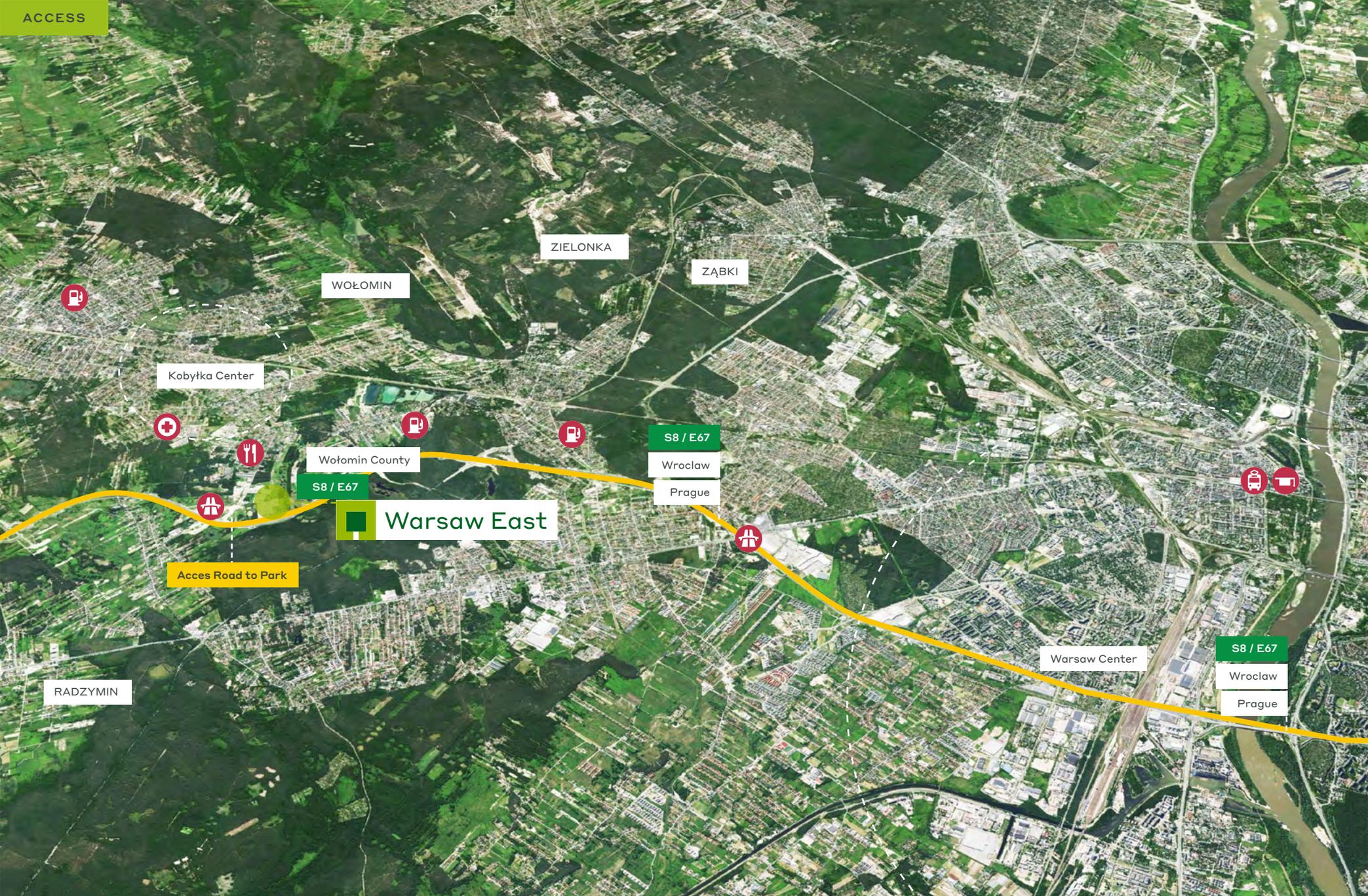


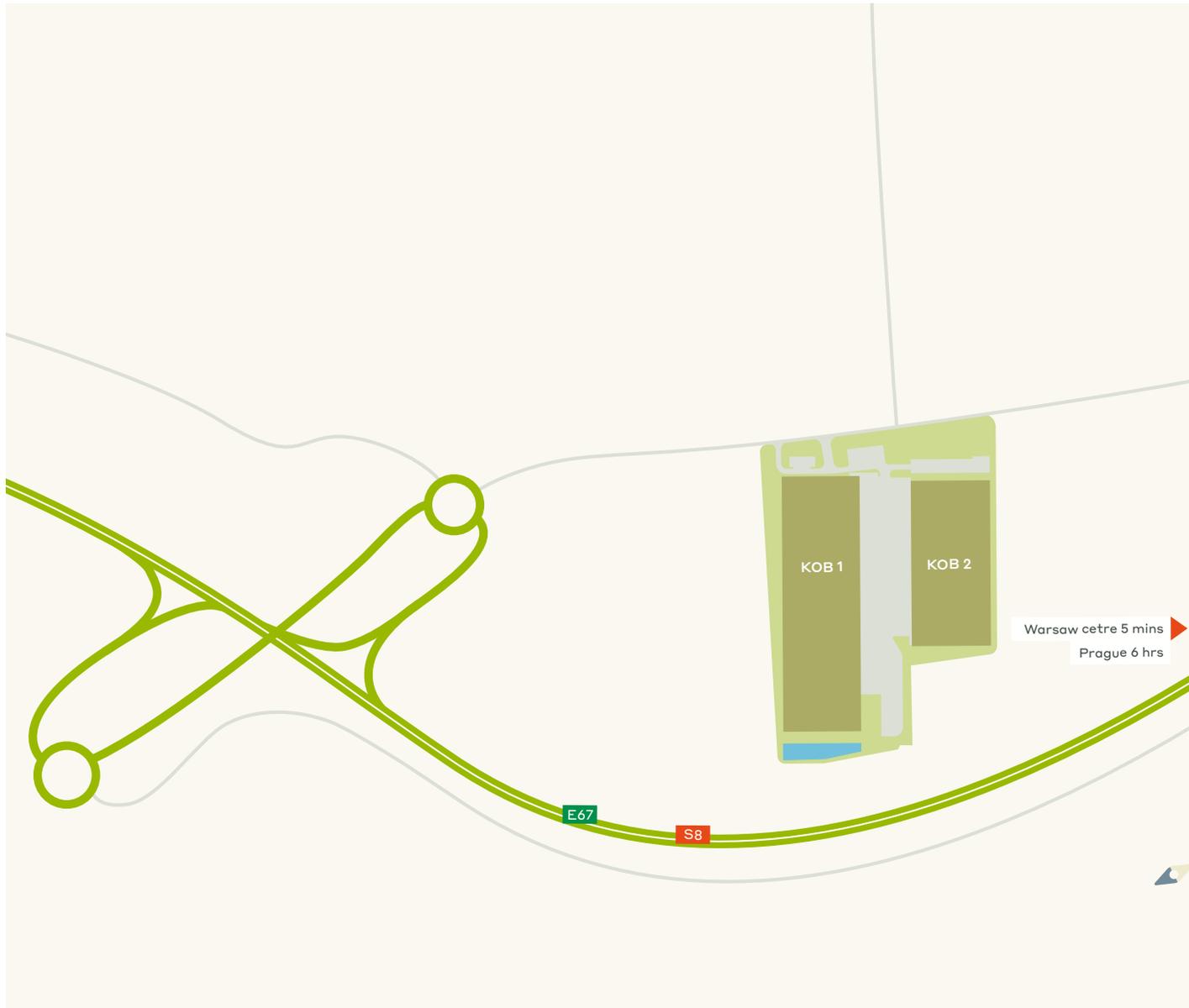
Sustainable neighbourhood park near thriving Warsaw agglomeration

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Location benefits

- ▶ Densely populated suburb
- ▶ S8 motorway 800 meters away
- ▶ 25 km from the city centre
- ▶ Large-Scale A-Class facilities with possibility to expand





AVAILABILITY	
AVAILABLE NOW	52,500 m ²
DEVELOPMENT OPPORTUNITY	154,634 m ²
BUILT-UP AREA	0 m ²
TOTAL AREA	10,5 ha

MAJOR INVESTORS IN THE REGION	
ELA Container Polska	Specialises in container-based rooms and buildings
Kartpol Group	Eastern Europe's important producers of cartridges
Nederman Polska	Products and solutions within industrial air filtration
Procter & Gamble	Consumer goods corporational

- 0.1 km
- 25 km
- 3.7 km
- 5.6 km
- 6.2 km
- 17.4 km
- 0 km
- 36 km
- 1.5 km
- 5.6 km
- 2 km
- 16.3 km
- 6.2 km
- 10 km

Exterior Technical Specifications

Intelligent engineering extends beyond the building walls. Smart landscaping, water retention technology, and solar-energy solutions ensure low environmental impact and a workplace where employees can thrive.



Roof

→ Tenants benefit from secure, low-maintenance insulation that is 100% waterproof and UV-resistant. All new roofs are built 'solar-ready' with a minimum of 10% skylight coverage. Ventilation flaps provide ample natural light and a source of sustainable energy.

Landscaping

→ CTParks are landscaped with trees, shrubs, grass, and flowers, so employees enjoy a refreshing and productive work environment.

Public transport & Access

→ Because each CTPark is an integral part of the local community, we work with authorities to provide dedicated bus stops and other public transit links, and we sometimes offer CTPark shuttle services where needed.

Fence, Gates & Pavement

→ Fences encircle the yard at a height of two metres. A gatehouse can be found at the entrance to the yard or site according to local conditions. Roads are primarily paved with asphalt and parking lots with industrial concrete.

Signage & Branding

→ All CTParks are well-signed to ensure visitors and suppliers can easily locate our tenants. Ample space is provided for tenant logos for high visibility and brand recognition.

Facade

→ Facade sandwich panels (Trimo, Kingspan, or similar) have a mineral wool core, providing 120 minutes of fire resistance.

Hydraulic Dock Levellers

→ Large industrial sectional doors are equipped with motorized/hydraulic control and dynamic load capacity of 6,000 kilograms, with insulation between leveller and frame. Dock levellers reach a height of 1.15 metres above the loading yard at the initial position.

Outside Areas

→ Yards, parking lots, and pavements are illuminated by parapet lights located at 18-metre intervals. Illumination intensity is set according to functional use and applicable standards.

Interior Technical Specifications

CTParks and buildings provide optimal working environments with unparalleled sustainability thanks to above-standard technologies in all aspects of building construction.

Sustainability

- All buildings are designed for minimal environmental impact and efficient utilisation of energy, water, and other resources. Materials and installations are carefully selected to minimise maintenance costs.
- All buildings are built to achieve a minimum certification of BREEAM Very Good CTP. ISO 14001 certified for Construction and Property Management. All new buildings are constructed according to ISO guidelines. New buildings are added to the ISO certification list during annual audits.



Sprinklers & Fire Safety

→ Each warehouse and production hall is equipped with an ESFR ceiling sprinkler system. Fire protection design, including portable fire extinguishers and other equipment, is adapted and implemented according to applicable standards.

Lighting

→ Energy-efficient lighting provides just the right lux in just the right location. Recessed LEDs in the production and warehouse areas adjust automatically according to daylight intensity. Lighting intensity also varies throughout the warehouse space: corridors between racks are lit to 150 lux, storage areas 200 lux, and loading dock areas 300 lux. The production hall is lit to 300 lux.

Halls

→ Halls are constructed of precast reinforced concrete frames with a modular column grid and a standard clearance height of 12 metres, allowing for maximum mobility. Adequate preparations are made for cranes and crane-ways as needed.

Floors

→ Steel-fibre reinforced concrete floor slabs resist dust and stains. A standard load-bearing capacity of five tons per square metre is ideal for all warehouse racking systems and light industrial machinery.

HVAC Systems

→ All air-handling units are equipped with heat recovery with over 67% efficiency. Production halls are kept at above 17°C and warehouses at 16°. Roof units ensure hall ventilation, destratification fans circulate hot air, and over- and underpressure technologies ventilate locker rooms and bathrooms. Warm-water and decentralised gas heating units keep hallways warm.

Offices

→ Designed for optimal functionality, office units have a maximum depth of eight metres, with raised floors and drop ceilings and clearance height of 2.75 metres. Wiring ducts run along each room below window sills for easy access to electrical and network outlets. Heating and air conditioning units are hidden above suspended ceilings, and ventilation units can be found in rooms without windows. Each kitchenette is outfitted with a linoleum floor, sink, microwave oven, fridge, and dishwasher.

Illustrative images



Turn-key, built-to-suit solutions to fit clients' exact requirements



Flexible options for dock levelers and loading ramps



Landscaped green areas with year-round park management services



Energy efficient buildings built to BREEAM standards and high EPC ratings



End-to-end development services including permitting, design, construction, project management, and facility management after move-in



High quality standards including flexible 12x24 m grid, partition walls, sprinkler & fire safety systems, LED & natural lighting

CTP is a full-service commercial real estate developer and manager

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.

- CTP adds value due to its vertically integrated business model and dedicated team of over 520 professionals. The CTP platform provides seamless, end-to-end property development services including in-house design, construction, legal and permitting teams.
- After move-in, CTP provides full park and property management services. On-site, or through our 24/7 on-line ServiceDesk, CTP is able to provide quick response times and a personal, professional approach.
- CTP remains the owner and manager of our business parks, continually investing and upgrading our facilities to ensure lasting value to our clients.
- Awarded ISO 14001 certification in 2011, continual improvement is part of our DNA. Every year we rigorously review our building standards to keep up with the latest developments to both save you time, lower your energy costs, and create the most efficient and comfortable workplace for your employees.

#1

Market leader in CEE

9.3

 Million m²

Total Lettable Area

10

European countries

520+

Employees

1000+

Clients

NOTES