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Warszawa

CTP launches 16th industrial and logistics park in the country. CTPark Rzeszów under construction

Developer and investor CTP is starting construction of its first manufacturing and logistics complex in the Podkarpackie region. In Rzeszów, it will build a complex of two facilities with a total leasable area of nearly 50,000 sqm. This will be the company's 16th investment in Poland and the first phase of the project is scheduled for completion in Q3 of this year.

"Until recently, the Podkarpackie region was one of the smallest warehouse markets in the country. Today, we are seeing economic growth in the region and an influx of international companies, which are increasingly locating their logistics and production centres here. The launch of CTPark Rzeszów is our response to the still insufficient new supply in relation to demand and the company's development plans. We want to create a well-connected network of business parks in Poland. Currently, our investments already cover eight voivodeships. As part of the CTPark Rzeszów development, we will deliver two more buildings with a leasable area of 16,200 sqm and 33,400 sqm. We are just starting with the construction of the larger of the buildings," explains **Piotr Flugel, Country Construction Director and COO at CTP Poland.**

Dubbed the gateway to Eastern Europe, Podkarpackie is one of the regions with the strongest growth potential for the industrial and logistics sector. It is here that the main north-south and east-west transport routes intersect. According to forecasts, it is Rzeszów, the capital of the Podkarpackie Voivodeship, that will be a key transshipment hub for the reconstruction of Ukraine and at the same time one of the most important cities in Central and Eastern Europe. According to Cushman & Wakefield, in Q4 2023 the manufacturing and warehouse stock in the province amounted to 515,000 sq m. Around 75 per cent is concentrated in the Rzeszów area, primarily in its north-eastern areas (Jasionka or Dworzysko). In turn, the vacancy rate in the Subcarpathian region is 1.7 per cent. This is one of the lowest values among all regional markets in Poland recorded at the end of last year.

"I am extremely proud that CTP's investment will be made in Rzeszów. This proves that our city is becoming even more attractive to international tycoons who, by investing here, develop our city, strengthen its potential and create, what is particularly important to me, new jobs. Thanks to them, Rzeszów is gaining in importance and attractiveness. CTP

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will build its industrial and logistics park in the north-western part of the city, which is the economic heart of Rzeszów. We want to strengthen and make these areas even more attractive and better connected to both the A4 motorway and the S19 motorway. To this end, we are preparing a major road investment that will connect Warszawska Street with the industrial areas. We have obtained external funding of PLN 250 million for the construction of this new road, which is over five kilometres long. We are already making preparations for the realisation of this investment, which is important for the city, as well as for the companies operating in the zone," says **Konrad Fijołek, Mayor of Rzeszów.**

The location of CTPark Rzeszów will provide access to the S19 expressway, part of the Via Carpatia international route linking northern and southern Europe, and the A4 motorway leading to Germany. It will be a 12-metre high warehouse, equipped with loading docks with hydraulic lifts and skylights over a 12.5 per cent area. The space has been designed to meet the standards of logistics and production operations. Lighting in the complex will be controlled by a DALI system and the heating system will be powered by heat pumps. Tenants will be able to continuously control and optimise their utility consumption with an intelligent metering system. The building's structure is also prepared for the installation of photovoltaic panels to ensure that the energy demand is covered by RES.

The high technical parameters of the investment will be complemented by a range of solutions to promote the comfort of the day-to-day work of manufacturing and warehouse professionals. The facades of the buildings will be equipped with translucent panels, characterised by a solar transmittance of up to 55 per cent, while façade sandwich panels with a mineral wool core will provide additional fire resistance. At least 6 per cent of the parking spaces will be equipped with charging stations for electric cars, with the possibility of extending this infrastructure to 20 per cent of the car park space. The development site will be continuously monitored by a CCTV - closed-circuit television system.

"The two buildings of CTPark Rzeszów will provide a large variety of spaces and modules for the wide range of business activities of our potential tenants. In the first phase, the smallest units will have 4,000 sqm. In subsequent phases of the complex, we will diversify the available space even further. This is because our experience in the construction of urban warehouses in the Silesian agglomeration has shown that there is a great demand for high-quality, small-sized modules. They are targeted not only by local companies, but also by foreign corporations which are gradually launching their operations in Poland, leaving themselves the potential option of expansion in the future in line with the real demand of the moment. As a long-term owner of all the projects in our portfolio, we can provide them with this," explains **Łukasz Tomczyk, Business Developer at CTP Poland.**

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This is all the more important given the strong presence of operators from various sectors in the Podkarpacie region. New companies are also constantly arriving.

"Thanks to its strategic location, constantly developing road, rail and aviation infrastructure and friendly business climate, Rzeszów is attracting more and more investors from the manufacturing and logistics sectors. The city is being chosen by an increasing number of entrepreneurs, not only from the region's highly developed industries such as aviation, IT, electromechanical, automotive, chemical and pharmaceutical. An important aspect of the development of Rzeszów, as well as the entire Subcarpathian Voivodeship, is the presence of the military industry and the demand for services and goods it generates. Owing to its skilled workforce and proximity to receptive markets, Rzeszów is gaining in attractiveness in the eyes of investors, particularly in view of the conflict in Ukraine and the need for subsequent reconstruction of the country's devastation. Undoubtedly, these features allow us to conclude that the Rzeszów region is one of the leading locations for the location of prospective business in this part of Europe," explains **Magdalena Muszyńska, Negotiator at Cushman & Wakefield.**

ABOUT CTP

CTP is the largest listed owner, developer and manager of logistics and industrial real estate in terms of gross leasable area, with 11.8 million sq m. GLA in 10 countries (as of 31 December 2023). The company certifies all new buildings to BREEAM at a level of 'very good' or above, and has achieved an ESG rating of 'negligible-risk' from Sustainalytics, reaffirming its commitment to sustainability. More information can be found at: www.ctp.eu.

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