

ctp

CZ



CTPark Modřice

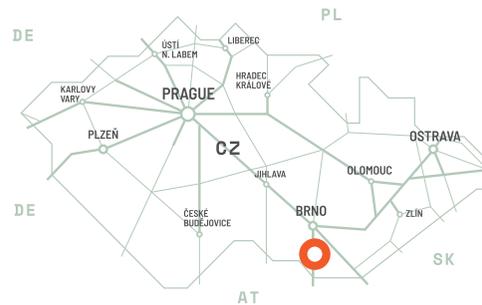
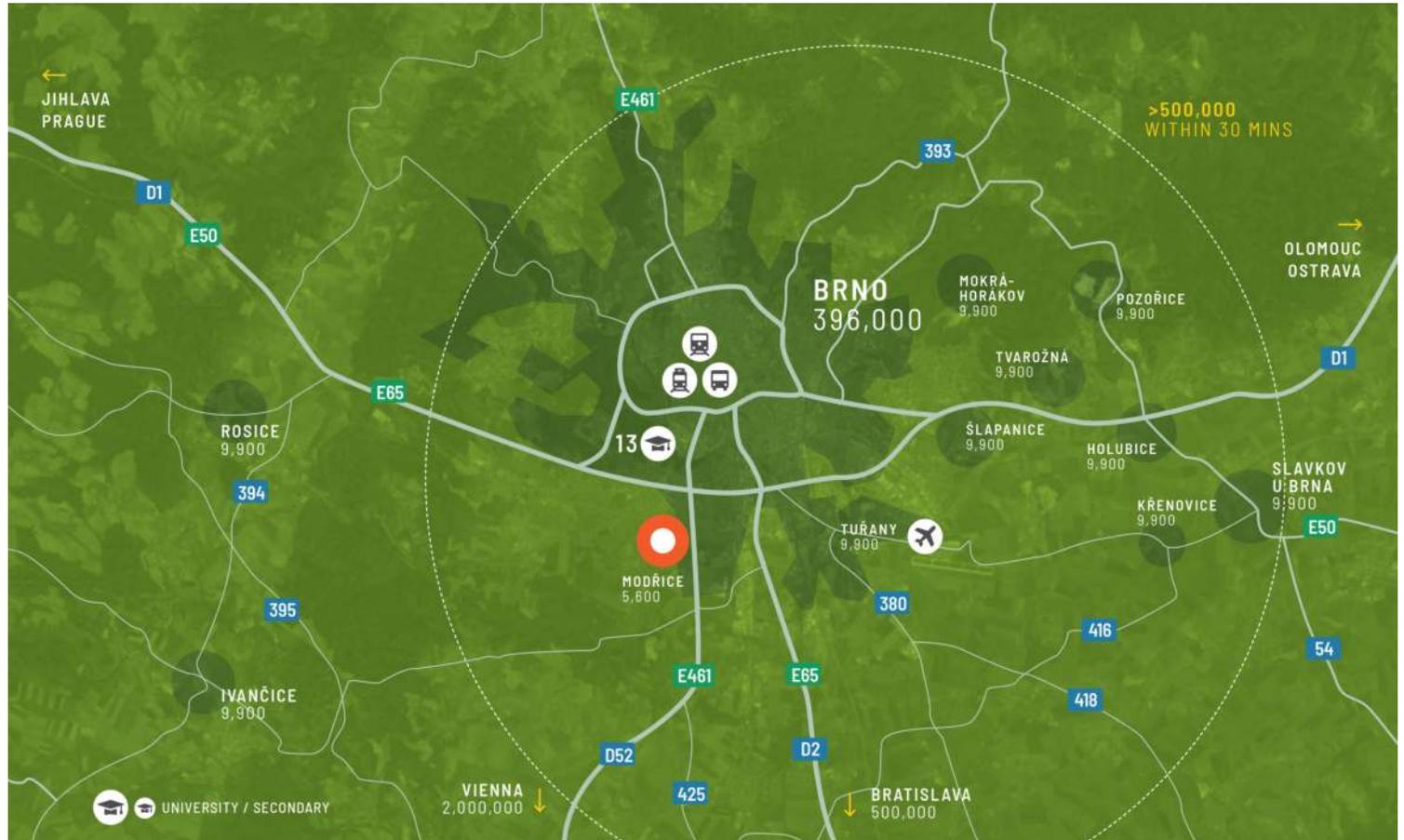
Established industrial base in the heart of South Moravia

Brno and its surrounding region represent one of the strongest industrial and technology hubs in Central Europe. South Moravia combines a long-standing manufacturing tradition with a rapidly growing high-tech and R&D sector. The region is home to global companies in automotive, engineering, electronics and advanced technologies. Brno is the second-largest city in the Czech Republic and a major university centre with over 65,000 students, particularly in technical, IT and engineering disciplines. Competitive labour costs, strong technical education and a dynamic innovation ecosystem make the region highly attractive for manufacturing and logistics operations.

- ▶ Regional population: over 1.2 million (South Moravian Region)
- ▶ More than 65,000 university students in Brno
- ▶ Strong automotive, engineering and technology cluster
- ▶ Excellent quality of life supporting talent attraction and retention

GROSSSTÄDTE

Wien	130 km
Bratislava	130 km
Ostrava	170 km
Prag	200 km



Strategic location with direct motorway connectivity

CTPark Modřice is located immediately south of Brno with direct access to the D52 motorway, ensuring fast connection to the D1 (Prague–Ostrava) and D2 (Brno–Bratislava) highways. The park benefits from excellent access to Austria and Slovakia, making it ideal for cross-border logistics and regional distribution. Brno offers a well-developed public transport network and international airport (Brno–Tuřany Airport), as well as direct rail connections to Prague, Vienna and Bratislava.

PARKMERKMALE

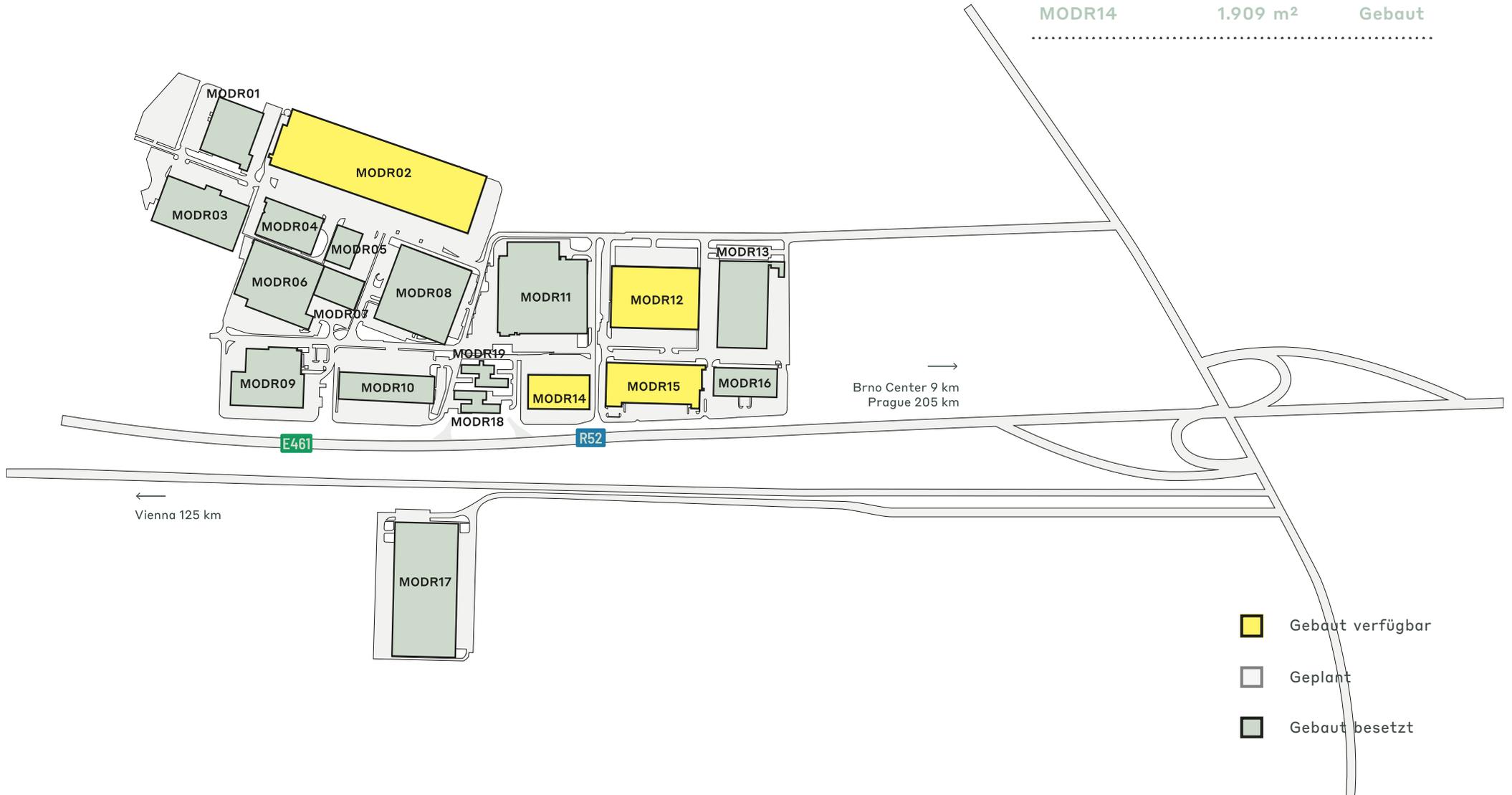
- ▶ 5 km südlich des Autobahnkreuzes Brno / D1
- ▶ 13 Universitäten in der Stadt/Region
- ▶ Verfügbare Fachkräfte
- ▶ Niedrigere Betriebskosten



Masterplan für geschäftliche Effizienz

VERFÜGBARKEIT UND LIEFERUNG

MODR12	12.420 m ²	Gebaut
MODR02	8.135 m ²	Gebaut
MODR15	3.390 m ²	Gebaut
MODR14	1.909 m ²	Gebaut



- Gebaut verfügbar
- Geplant
- Gebaut besetzt

WICHTIGE DATEN ZUM PARK
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CTPark Modřice

JETZT VERFÜGBAR

25.854 m²

GELEGENHEIT ZUR ENTWICKLUNG

0 m²

BEBAUTE FLÄCHE

174.937 m²

GESAMTFLÄCHE

46,67 Ha



ctp

ctPark NETWORK

WHERE YOU NEED TO BE

11 countries

TRACK RECORD OF SUCCESS

14.6 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

ctp

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KONTAKTIERE MICH

