

ctp

CTPark Modřice



CZ

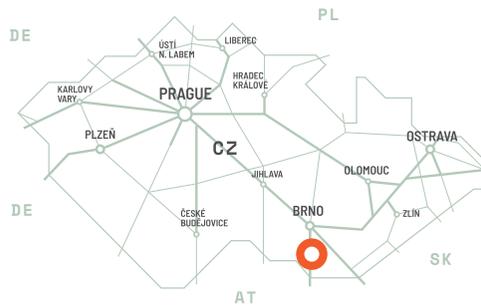
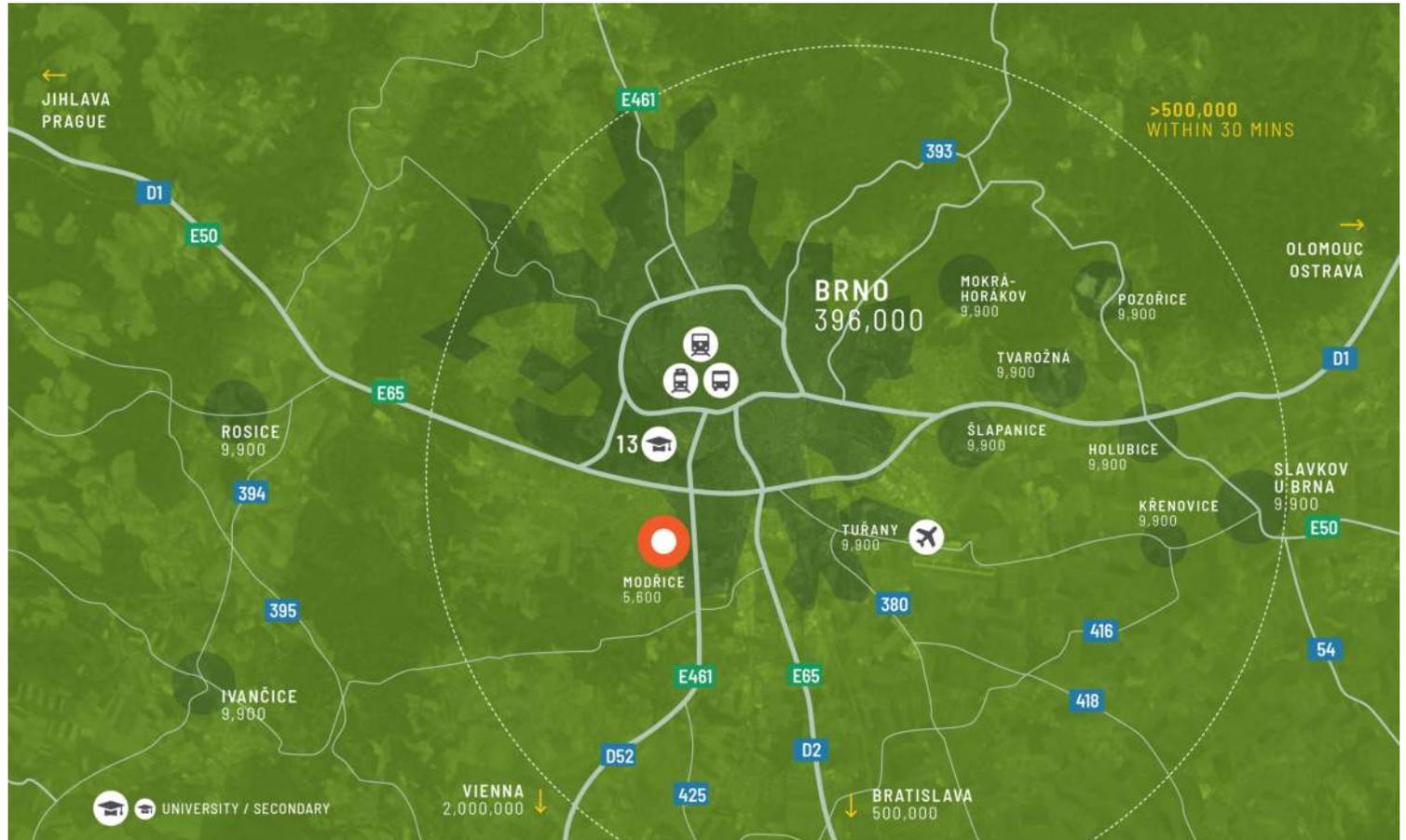
## Established industrial base in the heart of South Moravia

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

### MAGYOBB VÁROSOK

Bécs	130 km
Pozsony	130 km
Ostrava	170 km
Prága	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.

### PARK JELLEMZŐI

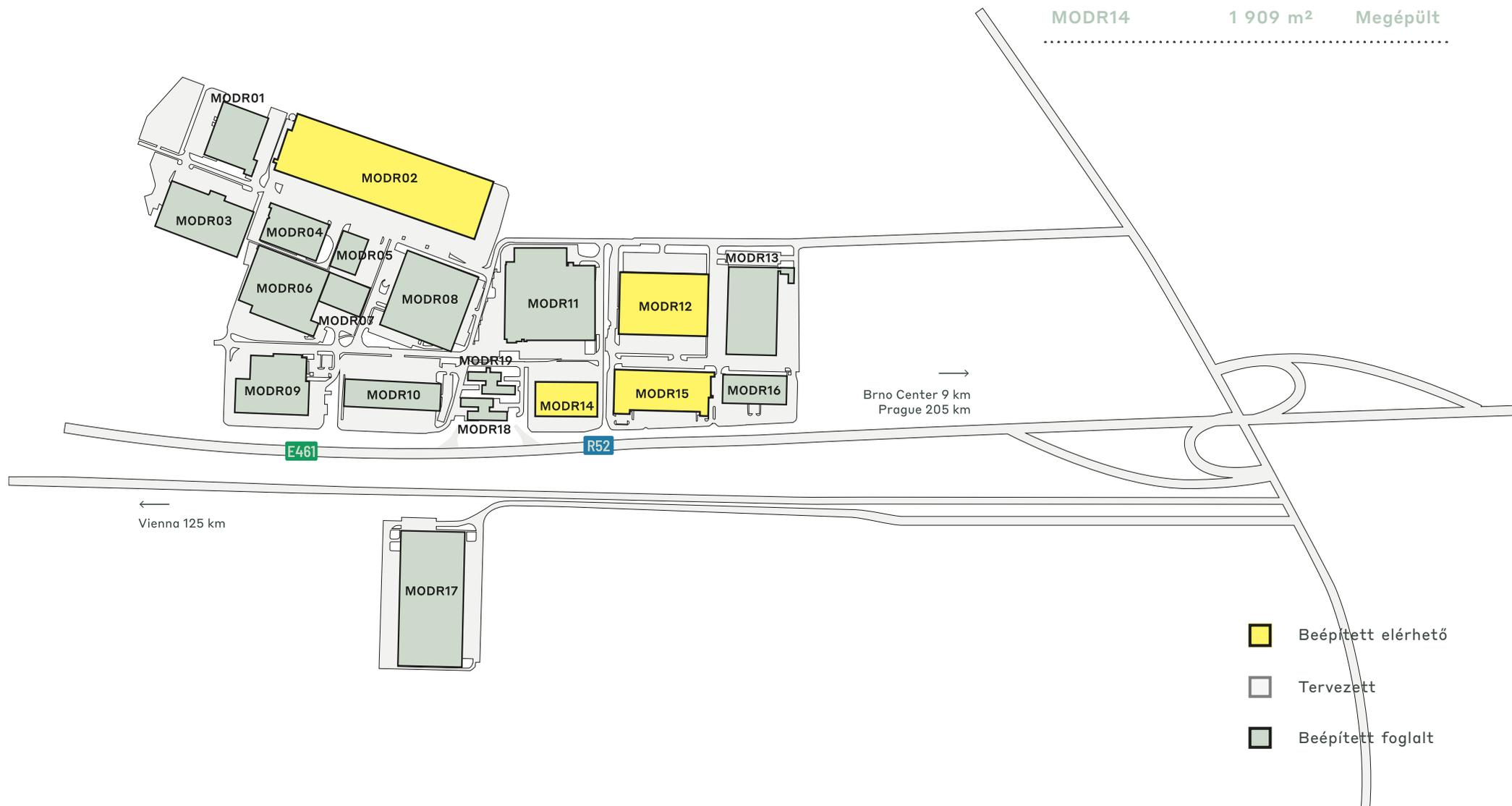
- ▶ Brno / D1 csomóponttól 5 km-re délre
- ▶ 13 Egyetem a városban/régióban
- ▶ Elérhető szakképzett munkaerő
- ▶ Alacsonyabb működési költségek



## Alapvetően az üzleti hatékonyság érdekében

### ELÉRHETŐSÉG ÉS SZÁLLÍTÁS

MODR12	12 420 m <sup>2</sup>	Megépült
MODR02	8 135 m <sup>2</sup>	Megépült
MODR15	3 390 m <sup>2</sup>	Megépült
MODR14	1 909 m <sup>2</sup>	Megépült



A PARK LEGFONTOSABB ADATAI

# CTPark Modřice

ÉRHETŐ EL MOST

25 854 m<sup>2</sup>

FEJLESZTÉSI LEHETŐSÉG

0 m<sup>2</sup>

BEÉPÍTETT TERÜLET

174 937 m<sup>2</sup>

TELJES TERÜLET

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**

ctp

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**KEY**

- CTParks >100,000 sqm GLA
- CTP locations <100,000 sqm GLA
- Mixed-use Parks
- Planned

**MARKETS**

- Core markets
- Growth markets
- Western European markets

