

ctp

CTPark Modřice



CZ

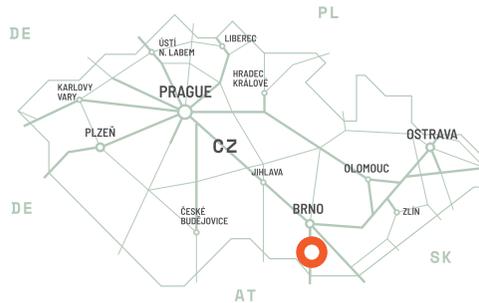
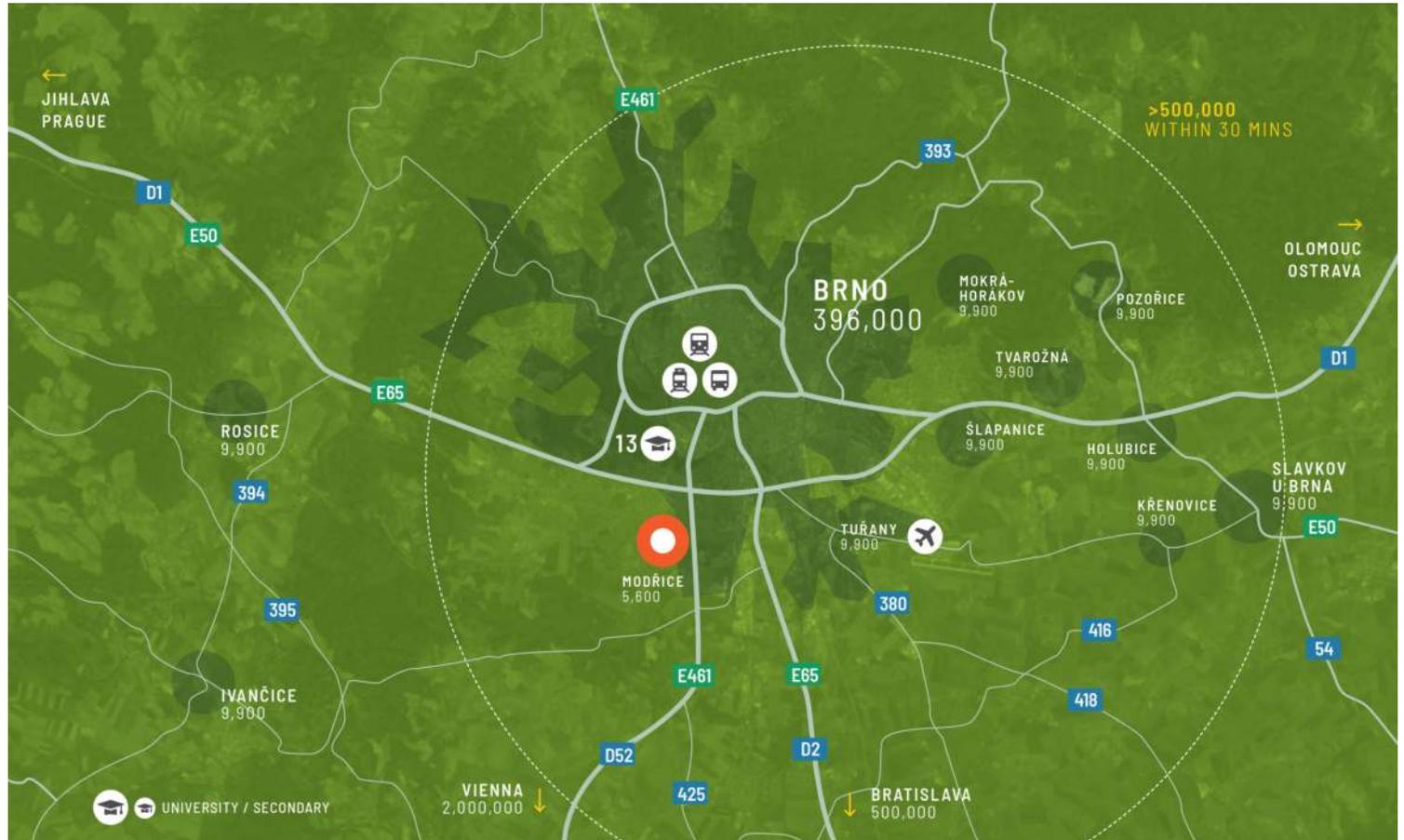
Established industrial base in the heart of South Moravia

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

GLÓWNE MIASTA

Wiedeń	130 km
Bratysława	130 km
Ostrawa	170 km
Praga	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.

FUNKCJE PARKU

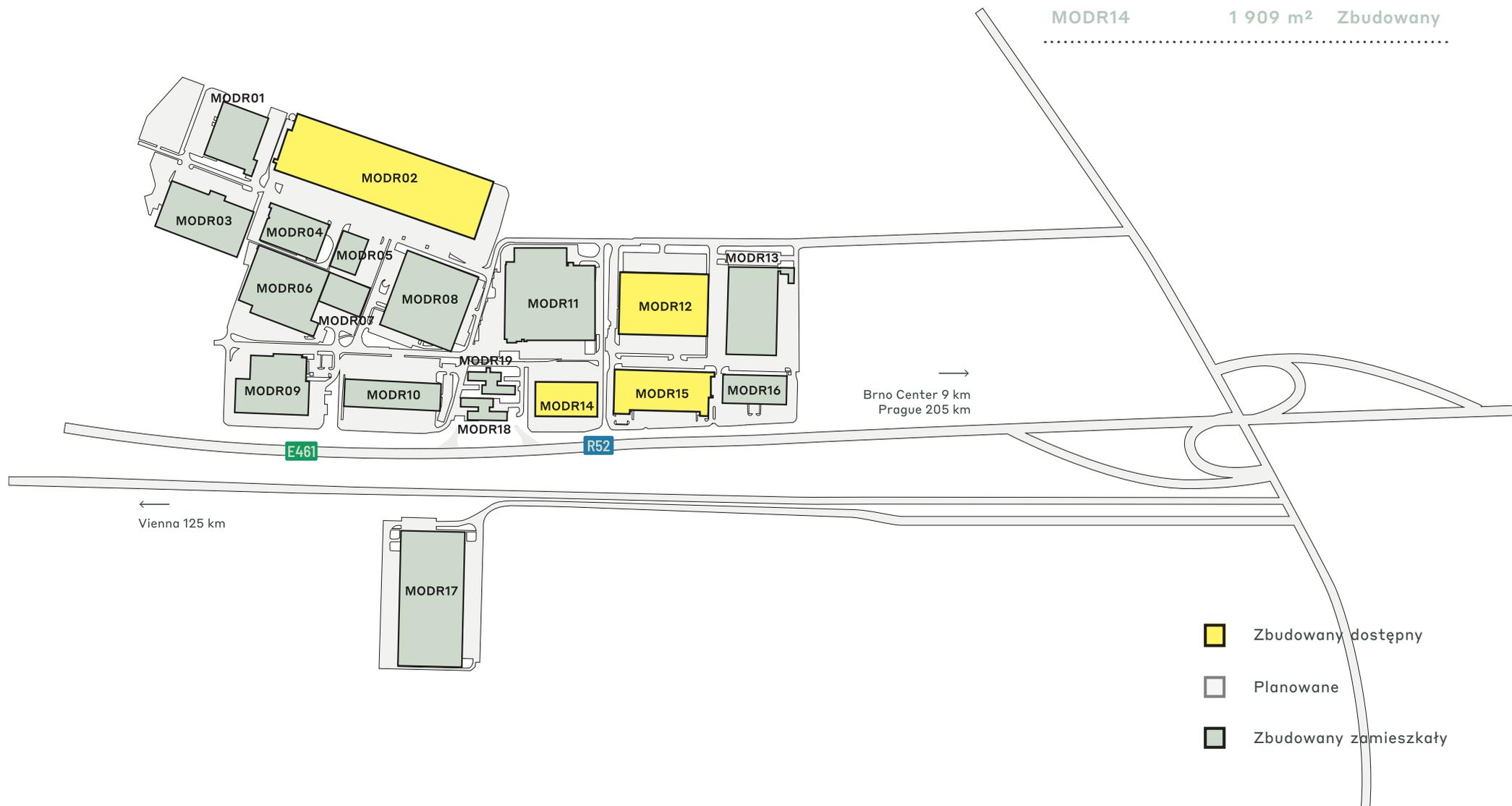
- ▶ 5 km na południe od Brna / skrzyżowania D1
- ▶ 13 Uczelnie wyższe w mieście/regionie
- ▶ Dostępna wykwalifikowana siła robocza
- ▶ Niższe koszty operacyjne



Zaprojektowane z myślą o efektywności biznesowej

DOSTĘPNOŚĆ I DOSTAWA

MODR12	12 420 m ²	Zbudowany
MODR02	8 135 m ²	Zbudowany
MODR15	3 390 m ²	Zbudowany
MODR14	1 909 m ²	Zbudowany



KLUCZOWE DANE PARKU

CTPark Modřice

DOSTĘPNE JUŻ TERAZ

25 854 m²

MOŻLIWOŚĆ ROZWOJU

0 m²

OBSZAR ZABUDOWANY

174 937 m²

CAŁKOWITY OBSZAR

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

Pavel Blažek

Starszy Deweloper Biznesowy,
Region Brna i Południowych
Moraw

+420 735 762 042
pavel.blazek@ctp.eu



KEY

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

MARKETS

- Core markets
- Growth markets
- Western European markets

SKONTAKTUJ SIĘ ZE MNA