

ctFlex

Flexibility On Demand For You



ctPark
ARAD



The ideal solution for your business

Flexible space from 500 sq m

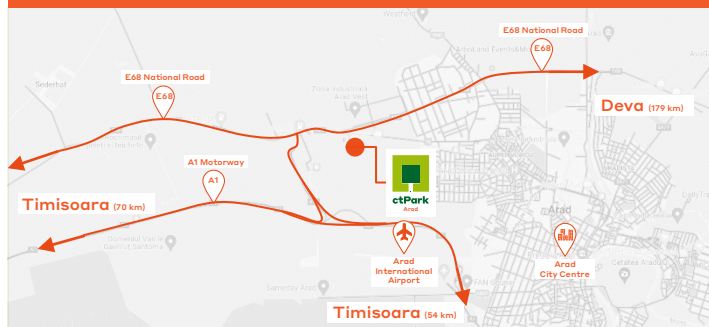
Top industrial parks, all benefits included



ctPark Arad | Location

Business Study
Arad, ROMANIA

Regional connections

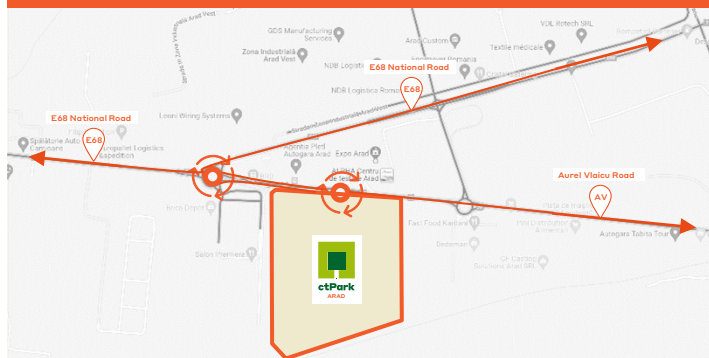


CTPark Arad is located in the western part of Romania in an important industrial centre and transportation hub nearby the city of Arad. The park has high visibility and direct access to the A1 Motorway and to future motorway Bucuresti-Timisoara-Arad-Nadlac which makes up the Pan European transport corridor, linking western Europe with south-east Europe.

Park benefits include excellent infrastructure and accessibility, lower costs and available skilled labour.

Arad has a population of about 165.000 inhabitants, with a workforce prepared for both physical and intellectual work.

Local connections



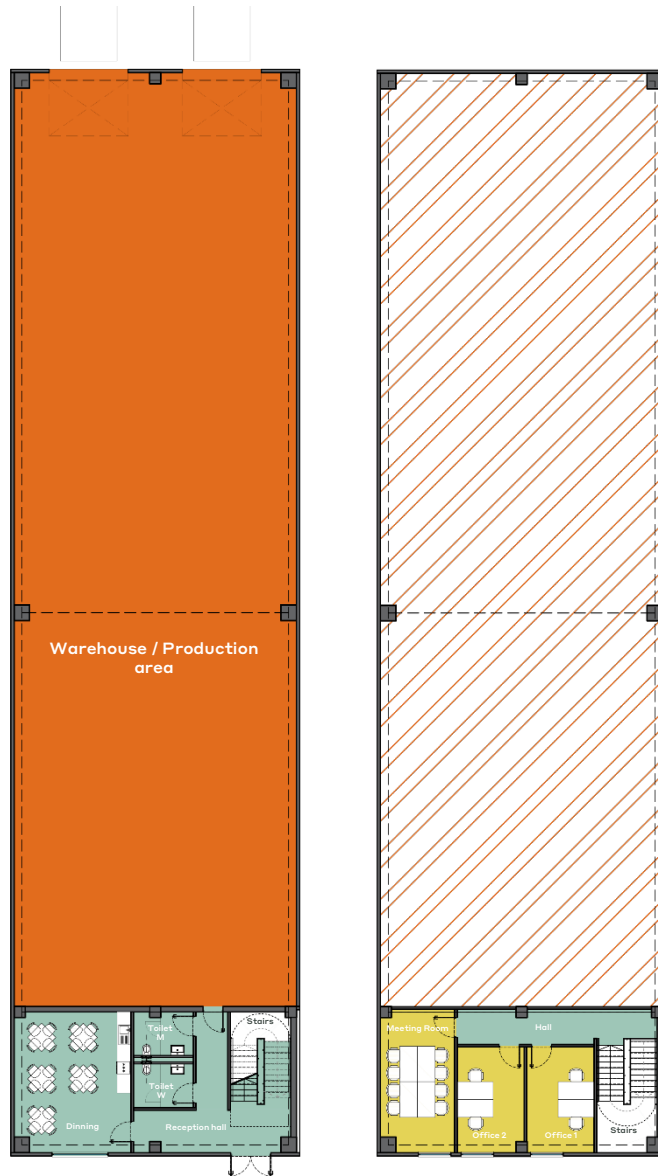
This business solution is designed to accommodate the growing demand of small business owners looking for modern and flexible work environments. The building is designed class A, built to BREEAM standards, with focus on accessibility and infrastructure.

We create a business eco-system where both the small and the large companies can benefit from being close to each other, creating synergies.

The CTPark was master planned to provide all amenities tenants need to be fully operational: connection with utilities, site illumination, nearby transport system, smart landscaping, water retention technology and solar-energy solutions. All buildings are designed for minimal environmental impact and efficient utilisation of energy, water or other resources.

Site Plan



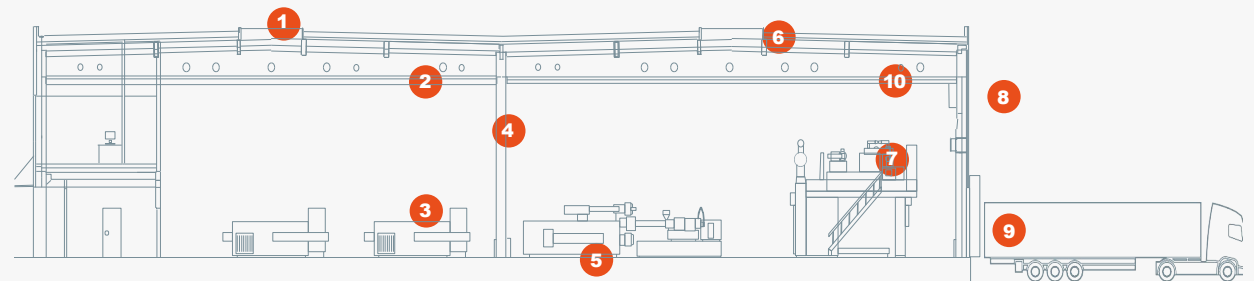


Groundfloor plan

Mezzanine plan

Technical specifications

- 1 Natural overhead lighting – 30% skylights
- 2 Energy-efficient LED lighting systems
- 3 Production / warehouse / showrooms areas
- 4 Prefabricated concrete structure . Columns grid 12 x 24m
- 5 Heavy load flooring: 5tons / m2
- 6 Fire-resistant thermal insulated roof – low occupation costs
- 7 10.5m clear height
- 8 Fire-resistant thermal facades , 150mm mineral wool - low occupation costs
- 9 Dock levelers and loading ramps
- 10 Overhead sprinkler system – fire protection in accordance with ISU regulations



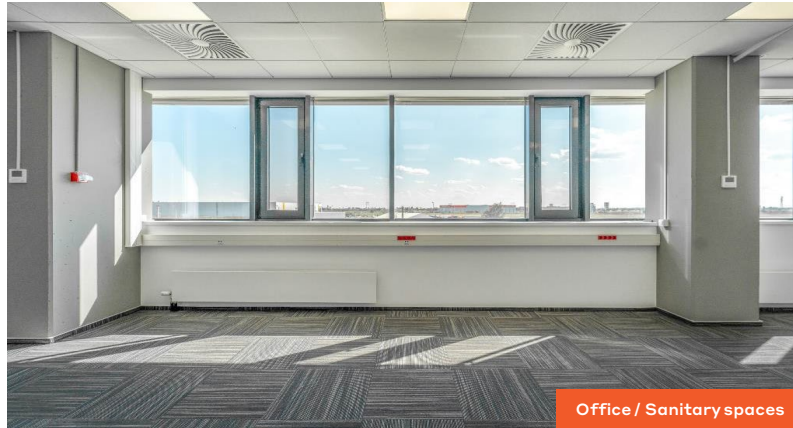
- | | | | | | |
|---|---|---|--|--|--|
| Warehouse / Production | Office/reception | Extension | Occupied (built) | Available (built) | Planned construction |
| Yard / Parking space | Sanitary/utilities | | Drive in | Office entrance | CTP Office / Service area |



ctPark Arad | Technical highlights

**BREEAM
CERTIFIED**

Exterior look - landscaping

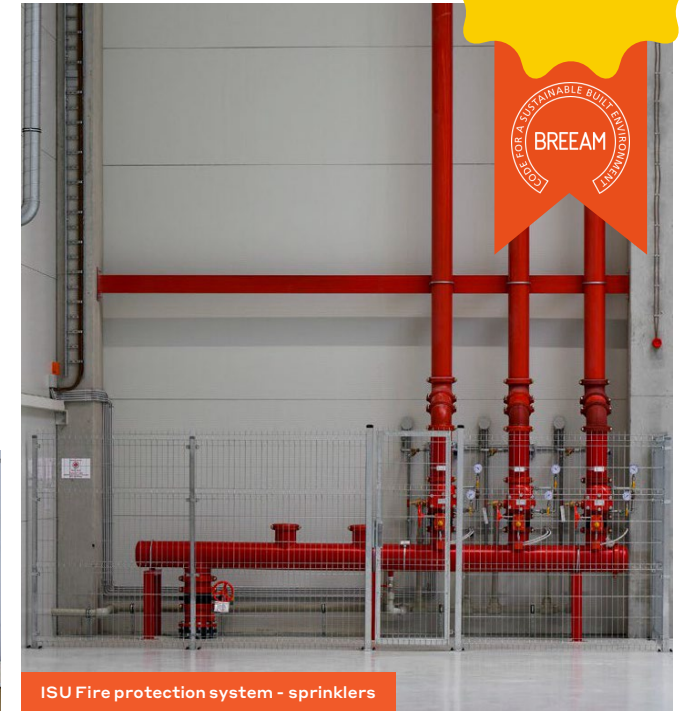


Office / Sanitary spaces

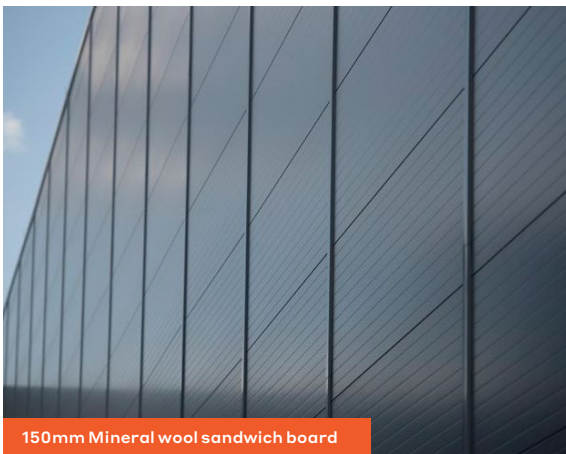
Production / Warehouse



Showroom



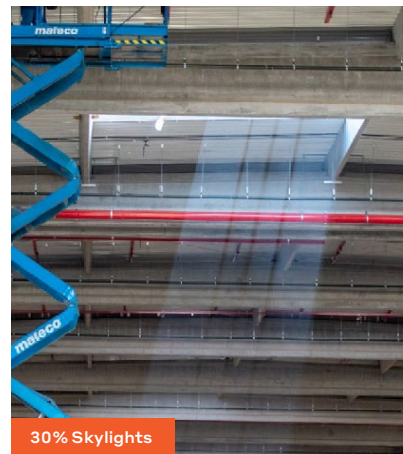
ISU Fire protection system - sprinklers



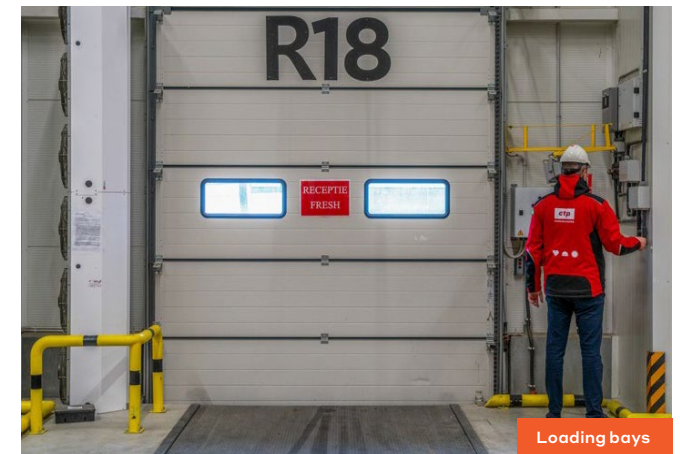
150mm Mineral wool sandwich board



HVAC System



30% Skylights



Loading bays

SOMPRODUCT



Inspiring Comfort

*"We started with 5 products and with desire to change the way our customers choose one of the most important objects in the house: the mattress, the one that influences our rest, comfort and, thus, our whole life. **Today, our online store has over 90,000 Home & Deco items**, but our values have not changed, only our logistics needs."*

*The CT Park team, led by Ana Dumitrache and Andrei Koszti, was the binder we needed in our development process. A reliable partner, **flexible and customer-oriented**, CT Park has managed to find the right spaces for our needs, so we can only be grateful to them and congratulate them for the professionalism they have shown over the years."*

Sergiu Cadar , CEO, SomProduct



*"When you offer integrated logistics services, you need an agile partner who offers space that can be **easily adapted and quickly converted** according to needs."*

*The CTP partnership was **the perfect solution** for us. It allowed us to **expand our leased area by almost 500%** in the last two years and we have been able to operate from several locations of interest for us."*

Andrei Neacșu, CEO, Pro-Packing



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