

UDI Group is finishing the first hall of its new logistics complex near Pilsen, investing 3.2 billion Czech crowns there

Prague, October 2, 2023 – The international developer UDI Group is currently finishing the first hall of its new Logistics Center Přebýšov complex near the D5 highway outside Pilsen. In the future, there will be three halls with a total area of 130,000 m². The developer is investing a total of 3.2 billion Czech crowns here.”



"We are building the layout to an even higher environmental standard than our first very successful project on D1 near Ostředeck. We want to certify it with the BREEAM system and aim for the Excellent level," explained

UDI Group strategy director Marcela Fialková. *"We would like to implement a photovoltaic power plant on the roofs of the halls. Thanks to their huge area, we could produce up to 12 MWp of electricity at the peak. We would also like to bring a railway siding from a nearby corridor to the premises so that we can offer future tenants a high-quality and environmentally friendly transportation systém,"* she added.

On its first recently completed and open site on D1 near Ostředeck, the developer focused on water management. The rainwater collected on the largest of the roofs is purified to drinking water quality in its own water treatment plant. It thus supplies three-quarters of the area with drinking water from the rainwater, which will make it possible to save up to 8,700 m³ of drinking water per year. It is the only developer in the country that uses such advanced technology for rainwater management.

In Přebýšov near D5, we would like to use rainwater as so-called gray water and re-distribute it to the halls, for example for flushing toilets. Careful access to water is also reflected in the solution around the area, where several retention tanks will be created and bio corridors are also planned on the originally regulated streams in the vicinity.

You can find the current video about the project [here](#).

For more information, you can contact us fialkova@urban-developers.com. Detailed information about the company can be found www.urban-developers.com/cs

About us – UDI Group is an international developer that builds residential, office and industrial projects in the Czech Republic and other European countries and in Latin America. It focuses on complex development that combines functions - housing, offices and shops. It is currently preparing 21 projects, the sales of which will reach 2,2 billion Euros in the next five years.

Ideal location right next to the D5 and a short distance from the German border

The location of the area is very interesting for the logistics of e-shops, but also for brick-and-mortar retail, which uses the logistics background and will need it to an even greater extent in the future. *"For years, stores were used to having a large warehouse and thus having goods on hand that are easily in stock for a month or two and are replenished when needed. But that is terribly expensive. That's why we've been experiencing a big change lately. We feel enormous pressure on external storage spaces and the ability to replenish goods exactly when the store needs them,"* explained the president of the Trade and Tourism Association of the Czech Republic, Tomáš Prouza.



According to him, in recent times some customers have gotten used to ordering goods in the store and having them delivered directly to their homes. It therefore does not travel through the store, which not only saves costs, but also CO₂ emissions.

The location at D5 is in the heart of western Bohemia. At the same time, it is very close to the backbone highway to Germany, so

it is also very interesting for production. The developer therefore increased the load-bearing capacity of the floor in the first hall up to 7 tons per m² and the height to 12 m. The hall is thus prepared for relatively heavy technologies that could be placed in it by a potential interested manufacturer. A location close to Germany can be very interesting for companies that supply parts to, for example, German car companies.

"We started the construction of two of the three halls without having signed a contract with a specific tenant. Companies are cautious in the current economic situation. However, there is a lot of interest, so we believe that we will rent the halls soon. We are currently negotiating with several interested parties. By moving forward with the construction, we are meeting the requirements of companies that want to move into the new hall as soon as possible after signing the contract," explained Fialková.

"The timeliness of this project, the 12 m storage height and the above-standard parameters of a modern certified building together with the flexibility of UDI Group to offer tenants the most attractive rental conditions on the Pilsen industrial real estate market have attracted the attention of many tenders for logistics services, within the leasing portfolio of the leading realtors Knight Frank," Markéta Vrbasová, Head of the Commercial Real Estate Leasing Department at Knight Frank, noted.

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The first hall of the Logistics Center Přebýšov area, which will offer 50,000 m² of space, will be completed this year. According to the request of a specific tenant, the company will then build into it tailored office, social facilities and technology. Another of the halls currently has a skeleton and the group is ready to continue construction immediately, according to the requirements of a specific customer. From the date of signing of the contract, hall B3, which will offer 30,000 m² of space, this aspect can be completed within eight to ten months. The construction of the third hall B2 is also in preparation, which will offer the same 50,000 m² of space as the first hall. The developer will start construction according to the development of market demand. Syner is the general contractor of the construction.

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