



## UDI Group has sold their logistics development on the D1. Sázava Logistics Park was acquired by SEGRO European Logistics Partnership

*Prague May 6, 2025* – International developer UDI Group has sold its logistics complex on the 34<sup>th</sup> kilometre of the D1 highway. Sázava Logistics Park is now owned by SEGRO European Logistics Partnership. Both parties have agreed not to comment on the sale price.



The park, which is located directly at the exit from the D1 motorway near the village of Ostředek, has more than 46 thousand sqm in four fully leased halls. Its construction required an investment of over 36 million euros. Approximately 300 staff are now employed in the premises. The group is currently preparing another similar complex, which will offer 130 thousand sqm of space in three warehouses on the D5

motorway. The investment is 140 million euros.

*“We are a developer, and we build primarily with the intention of selling. However, we completed the Sázava Logistics Park complex in 2023, when investors, especially those from abroad, were cautious of purchasing in the Czech market due to the war in Ukraine and the related energy crisis. At that time, we would not have received the price we had targeted for the complex, which is why we to postpone until a more suitable time,”* said Jan Chromeček, Development Director at the UDI Group. *“We are pleased that our complex was acquired by the experienced SEGRO group, which has more than 100 years of history in the industry, and which operates in a number of European countries,”* he added.

You can find a video of the completed project [here](#)

The logistics company WEDO has located its sorting facility for the entire Czech Republic and Slovakia here. The largest warehouse is used by the Nagel Group, which stores food for Czech retail clients, Marimex has a central distribution on the premises, and the freight forwarder Emons has a warehouse serving the entire Czech Republic. All four warehouses, with a total area of more than 46 thousand sqm, are therefore fully leased.



## Emphasis on environmentally sustainable solutions



The complex has received BREEAM Very Good environmental certification. It operates with several environmentally friendly measures. The low energy consumption is particularly important, which is ensured by high-quality insulation of the buildings. It also has a unique water supply, producing drinking water from rainwater. Modern truck entrances reduce heat loss in winter, and light and partially green roofs

minimize the formation of a heat island in summer. Biodiversity was also considered, with sustainable measures for animals and the environment. Surrounding areas have been landscaped and a hundred new trees have been planted.

### Even higher standard on D5 near Pilsen

The UDI Group is currently building another similar complex on the D5 highway near Přebýšov, representing an investment of 140 million euros. A total of 130 thousand sqm is being built on the D5 in three halls. Here too, the UDI Group has focused on sustainability. It wants to promote the possibility of a solar power plant on the roofs. This could produce up to 11 MW at peak times. It will use rainwater as so-called grey water. Biodiversity measures will include the construction of bio corridors in place of regulated streams. The complex will be certified by the BREEAM environmental standard, aiming for the Excellent level. The location is suitable for both logistics and production.