



INDUSTRIAL PARK

# DMC Kolín

**A revitalised industrial site with ready infrastructure and flexible development potential**

**DMC Kolín is an urban industrial and commercial park developed by the Demaco Group in cooperation with its partner Star Capital Finance. The project was created through the transformation of the historic manufacturing site of the former Frigera company, later Ingersoll Rand, into a modern space for light manufacturing and logistics.**

In 2022 and 2025, the site underwent complete revitalisation, including demolition works, land remediation, and the modernisation of key infrastructure. As a result, the park now offers a ready-to-use environment for immediate operations as well as further development and represents one of the region's most flexible industrial locations.

## Location and accessibility

DMC Kolín is located in close proximity to the city centre and the main railway station, ensuring excellent accessibility for employees via public transport.

The site is also well connected to the regional road infrastructure and benefits from its proximity to major industrial zones, including the Kolín–Ovčáry area with strong links to the automotive sector.

## Users and possible uses

The site is currently used primarily for light manufacturing (Grupo Cosmos) and logistics operations (Alltub). Thanks to its flexible layout and prepared infrastructure, it allows spaces to be adapted to specific tenant requirements.

DMC Kolín is suitable both for smaller operations and for companies seeking a well-accessible location with further growth potential.

## Technical solution and infrastructure

As part of the revitalisation, the technical infrastructure of the site was significantly modernised, including the transformer station, electrical distribution systems, and gas networks. These investments created a stable foundation for further development and enable the smooth operation of a wide range of manufacturing, commercial, and logistics activities.

The site is prepared for further construction according to the dmc construct 4.2 technical standard, with a strong focus on operational efficiency and energy savings.

## Further development

As part of further development, we are preparing the construction of a new building of approximately 6,200 m<sup>2</sup>, which will be delivered according to the dmc construct 4.2 standard and tailored to the needs of a specific tenant. The building will meet the highest energy efficiency class – EPC A.

At the same time, we continue working on the further development of the site and the expansion of its capacities to ensure long-term response to the growing demand for modern commercial space in this location.

## Financing

The project is financed by Raiffeisenbank.

## Anchor tenants



### OVERVIEW

**0 m<sup>2</sup>**

AVAILABLE

**24 500 m<sup>2</sup>**

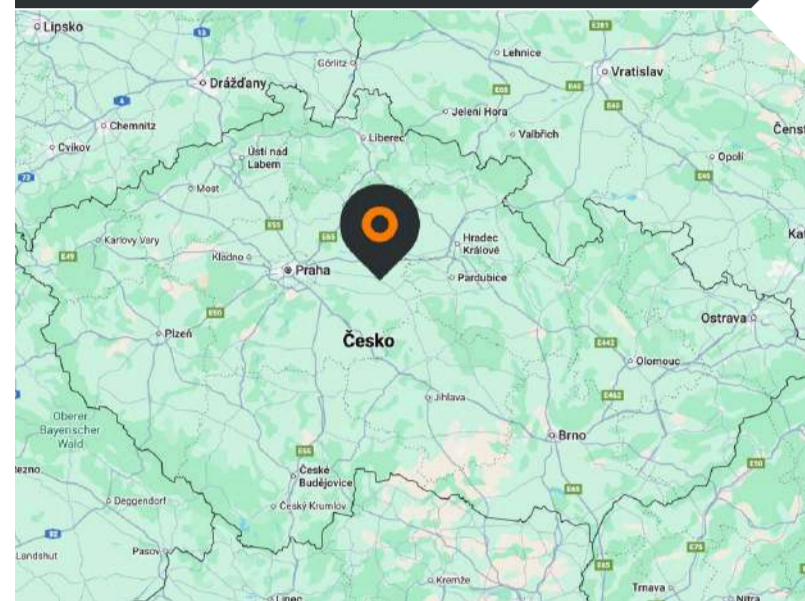
BUILT-UP AREA

**6 200 m<sup>2</sup>**

EXPANSION

**25 700 m<sup>2</sup>**

TOTAL AREA



### ADDRESS

Zengrova 110  
280 02 Kolín  
Czech Republic

[NAVIGATE](#)

## Map



## List of buildings

AVAILABLE	BUILDING	LAYOUT
<b>0 m<sup>2</sup></b>	HALA A	Upon request
<b>0 m<sup>2</sup></b>	HALA B	Upon request
<b>6 200 m<sup>2</sup></b>	HALA C	Upon request

## Gallery

