



INDUSTRIAL PARK

DMC Pardubice

A stable industrial park focused on management, infrastructure and long-term development

DMC Pardubice is an industrial park developed by the Demaco Group in cooperation with its partner Star Capital Finance. The project was created through the transformation of the former TMS site (Továrny Mlýnských Strojů – Milling Machinery Factory) from the 1960s into a modern manufacturing hub focused on technologically demanding operations. Today, it represents one of Demaco's key reference projects in asset and property management, where the emphasis is placed on long-term stability, quality of environment, and efficient park operations.



The site offers approximately 91,000 m² of leasable space, and its development is based not only on the construction of new buildings, but primarily on the systematic improvement of infrastructure quality and the management of the entire park.

Location and accessibility

DMC Pardubice is located in the wider city centre, offering excellent accessibility for both employees and logistics operations. The location provides connections to public transport as well as the main road routes within the region.

The site is easily accessible from the D35 motorway, which connects it to the main motorway network of the Czech Republic. A major advantage is also the presence of a railway container terminal located directly within the park, enabling efficient rail freight connectivity and significantly expanding the site's logistics capabilities.

Users and possible uses

DMC Pardubice has long been focused on technologically demanding manufacturing companies. Key tenants include Forvia (formerly Faurecia), for which a manufacturing hall of approximately 19,000 m² was delivered, and Thermo Fisher Scientific, which operates a modern manufacturing and R&D facility within the park.

These projects confirm the site's long-term ability to support operations with high demands on environmental quality, infrastructure, and professional management.

Technical solution and infrastructure

In recent years, DMC Pardubice has undergone extensive modernisation of its technical infrastructure. A key element was the complete reconstruction of the energy infrastructure, ensuring reliable and efficient operation of the entire site and readiness for further development.

The development also includes investments in water management systems and overall infrastructure improvements, increasing both environmental quality and the long-term sustainability of the park.

The project for Forvia received a nomination in the Best of Realty 2020 competition and achieved LEED Silver certification, confirming its energy efficiency.

Further development

We continue to develop DMC Pardubice with the goal of expanding the offer of modern manufacturing and logistics space. For part of the site, we already hold a valid building permit for approximately 14,500 m² of new development, while additional projects exceeding 40,000 m² in total are currently in preparation.

These capacities allow us to respond flexibly to the needs of new tenants and deliver tailor-made space according to their technological and operational requirements.

Financing

The project is financed by Raiffeisenbank and Trinity Bank.

Anchor tenants



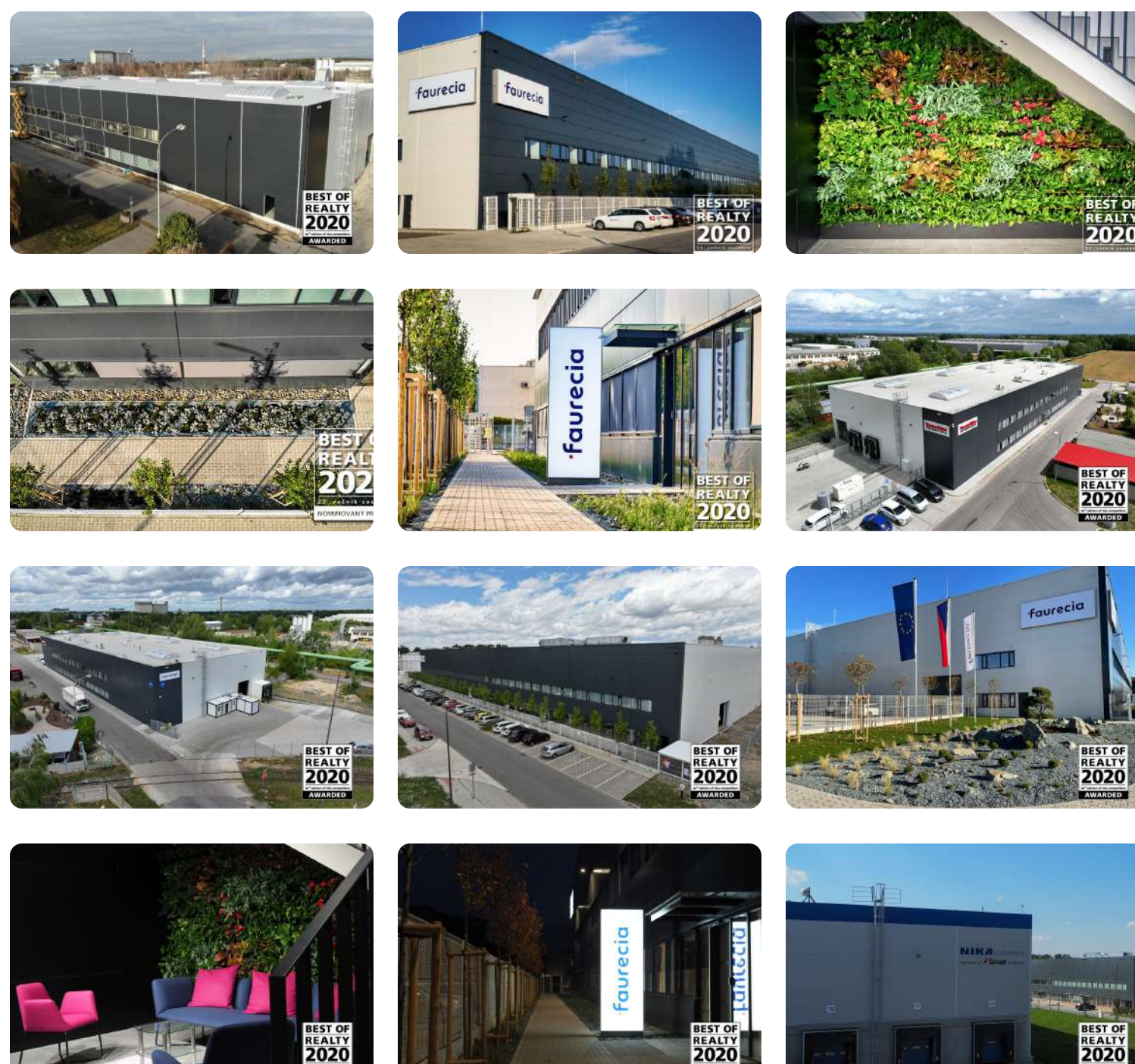
Map



List of buildings

AVAILABLE	BUILDING	LAYOUT
0 m ²	PETRA I	Upon request
0 m ²	KRISTÝNA	Upon request
0 m ²	SIMONA	Upon request
0 m ²	ZUZANA	Upon request
14 300 m ²	P4	Upon request
35 300 m ²	P7	Upon request
14 500 m ²	PETRA II	Upon request
5 300 m ²	IVETA	Upon request
1 500 m ²	RADKA	Upon request
3 700 m ²	EVA	Upon request

Gallery



OVERVIEW

0 sqm

AVAILABLE

91 000 m²

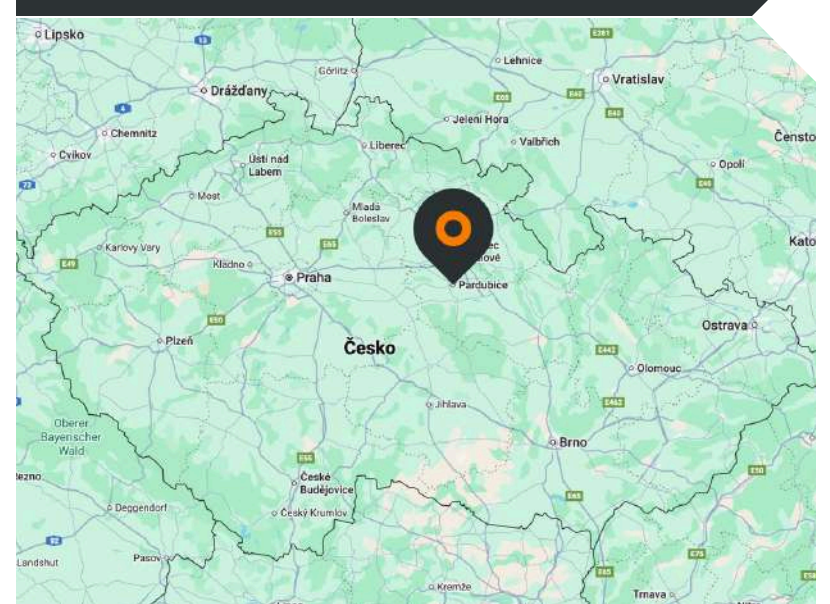
BUILT-UP AREA

69 000 m²

EXPANSION

160 000 m²

TOTAL AREA



ADDRESS

Průmyslová 387
530 03 Pardubice IV
Czech Republic

NAVIGATE