

INDUSTRIAL BUILDING

ZURICH



RIETER-AREAL

KLOSTERSTRASSE 36-40
8406 WINTERTHUR

Manufacturing & warehouse spaces – 20 minutes to Zurich Airport

Building specifications

- **Size:** 99,000 ft² manufacturing space, 42'000 ft² storage space
- **Ceiling height:** 26 ft
- **Floor loading:** 3,300-4,400 lbs/ 10 sf
- Several cranes: 11,000, 170,500 and 22,000 lbs load
- **Price:** upon request
- **Site development:** fire sprinkler, fire detection, several roller shutters
- **Ideally suited for:** Innovative companies and hightech manufacturing such as medtech or sustainable technology

Utilities

- **Power:** Clean & reliable power provided
- **Water:** Abundant water supply
- **Communications:** High-speed internet with fixed broadband speed of 150 Mbps.

Transportation



Zurich Airport: 17 minutes by car & 20 minutes by train



Highway: 0.1 miles away from closest highway access



Rail service: Winterthur main station/city center: 14 minutes by bus and 5 minutes by car.



Workforce

- 2.3 mio inhabitants
- 1.5 mio employees
- 176,000 companies
- Swiss Institute of Technology (ETH), University of Applied Sciences (ZHAW), University of Zurich & University of St. Gallen,
...within 60 minutes

Major manufacturers in the region

- Maschinenfabrik Rieter AG
- Sulzer AG
- Burckhardt Compression AG
- Zimmer Biomet
- Kistler Instrumente AG

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Financial incentives

- **Relocation step-up:** tax free step-up of hidden reserves in case of a relocation of the legal entity or effective management
- **R&D deduction** of 150% of Swiss R&D expenses
- **IP Box** exempts up to 90% of the patent income
- **Tax holidays:** up to 50% for 10 years