

INDUSTRIAL SITE

ZURICH



VITUS-AREAL

KLOSTERSTRASSE 36-40  
8406 WINTERTHUR

Manufacturing & warehouse spaces – 20  
minutes to Zurich Airport

**Building specifications**

- **Size:** 9'100m<sup>2</sup> manufacturing space, 3'900m<sup>2</sup> storage space
- **Ceiling height:** 26 ft
- **Floor loading:** 1'500-2'000kg/m<sup>2</sup>
- Several cranes: 5'000, 77'000 and 1'000kg 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.

### 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