

## INDUSTRIAL BUILDING

### SOLOTHURN



## PAPIER BIBERIST

FABRIKSTRASSE 4  
4562 BIBERIST

The ideal commercial real estate for your operation within commuting distance to Zurich, Basel and Berne

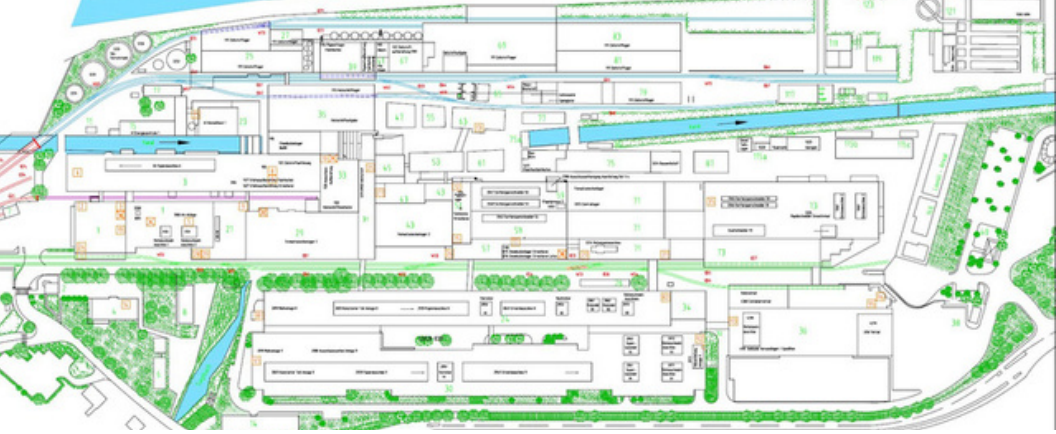
### Building specifications

- **Size:** Roughly 50 buildings ranging from 10,000 sf2 up to 150,000 sf2; total size of area: 2,800,000 sf2 fenced / 70,000,000 ft3 building volume
- **Ceiling height:** from 9 up to 80 feet
- **Price:** tbd; based on individual needs and solutions
- **Site development:** Buildings in different conditions & trims. Office buildings, production areas, logistic space, etc. in a fully-fledged industrial area.

- **Ideally suited for:** Manufacturing and production (preferentially advanced technologies), data centres, offices

### Utilities

- Power (2x100 MW; 220 GWh/a), steam (10 t/h), natural gas (12 MW), tap and cooling water (4500 gals/min). All of it without any outages throughout the year. Connectivity 9.6 Tpbs (96 x 100 Gpbs), 4 ms latency to peering point, dark fibres.



## Workforce

- Within commuting distance of 60 minutes to urban centers like Zurich, Basel and Berne with access to 1.5 million employees and various universities & universities of applied sciences.

## Major manufacturers in the region

- Jabil
- Swatch
- Biogen
- Stryker
- Mathys Medical
- Ypsomed
- Leoni Studer
- Bell Food
- Carrosserie Hess
- Jura
- Nestlé

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## Transportation

- ✈️ **Zurich Airport:** 75 minutes by car & 100 minutes by train
- 🚗 **Highway:** 6 min / 2 miles
- 🚂 **Rail service:** Cargo rail on site. Train station 3 min walk away

## Financial incentives

- **Tax relief** up to 100% for a period of up to 10 years, but only for highly exceptional projects.
- **R&D super deduction:** up to 50% relief
- **Patent box:** up to 90% relief