

INDUSTRIAL SITE

GRISONS



INDUSTRIAL PARK VIAL

VIAL 10
7013 DOMAT/EMS

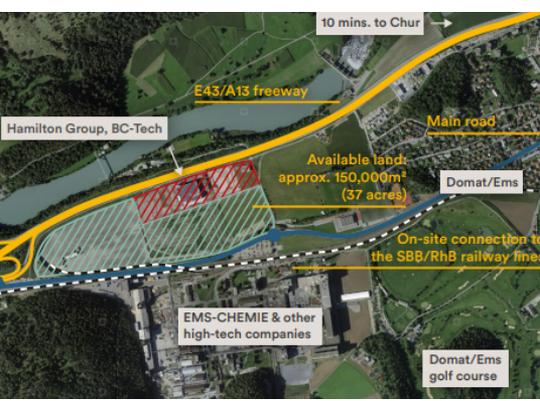
Your location for growth: Immediately available greenfield site with 40 acres of ready to build industrial land

Plot specifications

- **Size:** 40 acres (1.74 million ft²)
- **Price:** Approx. USD 27.8/ft² for sale, approx. USD 0.51/ft²/year (lease)
- **Site development:** Attractive industrial park with central avenue and excellent access to supplies and transport.
- **Building restrictions:** Permitted construction height up to 131 ft
- **Ideally suited for:** Advanced manufacturing/life sciences, high tech

Utilities

- **Power:** reliable renewable energy supply (32 MW)
- **Water:** groundwater sources 1050 US gal/min
- **Natural gas supply:** 55,000 ft³/hour
- **Energy grid:** warming and cooling
- **Communications:** Fiber service: various providers on site, dark fiber options



"The Industrial Park Vial is an ideal location for automated high-tech production, as the technological competence is available and capital is cheap to hand."

Andreas Wieland, Chairman of Hamilton

Workforce

- 1.3 mio inhabitants
- 740,000 employees
- 110,000 companies
- Three universities and six universities of applied sciences with 98,000 students

...within 60 minutes

Major manufacturers in the region

- Hamilton (USA), life sciences
- Ems-Chemie (Switzerland), chemistry
- Trumpf (Germany), machinery
- Cedes (Germany), sensorics
- Oblamatik (Germany), sensorics
- Bizerba Busch (Germany), machinery
- Integra Biosciences (Switzerland), life sciences

Contact: Lukas Sieber | lukas.sieber@greaterzuricharea.com

Transportation

-  **Zurich Airport:** 90 minutes by car & 110 minutes by train
-  **Highway:** access directly at site
-  **Rail service:** cargo rail on site / train station at site

Financial incentives

- **Tax holidays:** Up to 100% for a period of up to 10 years
- **Contributions and loans** for innovative projects of up to 25% of the investment costs based on qualified jobs created and contribution to the competitiveness of the local economy.
- **R&D super deduction:** up to 50%
- **Patent box:** up to 90%