

INDUSTRIAL SITE

© Andrea Balest

TICINO

PIAN FALOPPIA

6828 Balerna

Ideal connectivity and
infrastructure

Plot specifications

- Size: 24 acres (96'800 m2), plus area of over 10,000 m2 for business support services and 3 hectares of agricultural fields.
- Price: to be negotiated directly with the owners.
- Site development: fully urbanized industrial area with railway and highway access, at a short distance from Milan and Zurich
- Building restrictions: Only high-added value and innovative industrial activities
- Area management: The PSE Pian Faloppia is actively managed by an area manager who can support the settlement of new companies and the collaboration between existing ones.
- Ideally suited for: Manufacturing and industrial activities with research and development divisions.

"Ticino has increasingly become an internationally renowned location for innovation that favors the growth of new innovative businesses and attracts foreign companies."

**Stefano Rizzi - Head of the Economic Division of the of
the Canton of Ticino**

Utilities

- Water and waste: Water supply and waste disposal
- Power: high power electrical grid
- Communications: 4G+/5G technology, optic fiber network and VHDSL data line
- Heating: District heating network in the planning stage

Transportation



Milan city and airport: less than 45 min. by car
Zurich city and airport: about 3 hours by car or train



Highway: direct access to A2 north-south axis



Rail service: immediate proximity to Chiasso and Balerna stations and short distance to the Alptransit Railway Base Tunnel of the St. Gotthard

Financial incentives

- R&D and innovation subsidies: the Canton of Ticino can support innovative projects and R&D activities, please contact the [Economic Development Office](#) for more information
- R&D superdeduction: +50% deduction quota on R&D expenses
- Patent box: 90% exemption quota, with a 0.2% entry cost on R&D expenses according to federal law

Workforce

- 6 mio inhabitants within a 50 km radius
- Two universities (USI and SUPSI), plus professional school and research institutes
- Facilitated European market access

Major manufacturers in the region

- | | |
|--|---|
| • Sunage SA (photovoltaic panel manufacturer) | • Medacta SA (medtech) |
| • Karlville Swiss Sagl (packaging machines producer) | • Metallux SA (mechanics) |
| • Delvitech SA (automatic optical inspection machines) | • Sintetica (pharmaceutics) |
| | • Hugo Boss Ticino SA (fashion) |
| | • GF Casting Solutions Industrial SA (additive manufacturing) |

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