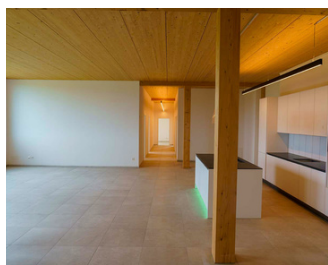


YEAR OF CONSTRUCTION: 2023

# Newly Constructed Industrial Warehouse

LOCATION: INDUSTRIE NORD 33, 5643 SINS, AARGAU, SWITZERLAND

**FOR SALE**



## Property Overview

**Sales Price:** CHF 32 Million  
CHF 3,670 /sqm

**Total GLA:** 8'720 sqm  
+ 500 sqm Outdoor Storage

**Breakdown:**

- **Warehouse Area:**
  - Main floor: 4,500 sqm, 12m ceiling (54,000 m3 volume), reinforced flooring suitable for heavy machinery. The space can be subdivided to add an additional floor, increasing the total usable area.
  - Lower floor: 2,250 sqm, suitable for logistics/light manufacturing
  - Office Space: 1,520 sqm over 3 floors (500 sqm/floor)
  - Residential Apartments: 450 sqm
    - Apt 1: 3.5 rooms, 150 sqm
    - Apt 2: 5.5 rooms, 300 sqm
    - 50 sqm outdoor terrace
- **Outdoor Storage:** 500 sqm partially covered
- **Parking Garage:** 44 spaces with EV readiness

## Next Steps

This industrial warehouse and office complex is not just a space; it's a gateway to future growth and success. Act now to secure this investment opportunity!



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View Listed  
Property  
**Scan QR Code**



## Key Property Characteristics

- 📍 **Strategic Location**  
Situated just 40 minutes from Zurich and 30 minutes from Lucerne, this property has unparalleled access to major economic hubs, ideal location for logistics distribution. The site is conveniently located with excellent transport links, just 7 km from the A4 motorway exit, ensuring swift connections to main transport routes.
- ✨ **Newly Constructed**  
Built in 2023 never occupied and it is ready to use.
- 📈 **Expansion Potential**  
The main warehouse can be further enhanced by adding an additional floor, allowing for significant increases in storage or production capacity.
- 🌱 **Sustainability**  
On-site residential units drastically reduce commute times, ensuring your team is always ready to meet operational demands.
- 👥 **Employee Convenience**  
On-site residential units drastically reduce commute times, ensuring your team is always ready to meet operational demands.