Swiss Datacenter Development Field [RTB 2030]

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TARGET PRICE
CHF 125,000,000

GROSS REVENUE
CHF 0

EBITDA
CHF 0

BUSINESS TYPE
Data Centers

COUNTRY
Switzerland

BUSINESS ID
L#20261170

Switzerland has established itself as one of Europe's premier Tier-2 data centre markets, positioned directly behind the FLAPD tier (Frankfurt, London, Amsterdam, Paris, and Dublin). Underpinned by long-term geopolitical stability, strict data sovereignty regulations, and an energy grid dominated by low-carbon sources (hydroelectric and nuclear), the country serves as a strategic digital bastion for international hyperscalers, global financial institutions, and enterprise enterprises.

The greater Zurich metropolitan area accounts for roughly 60% of Switzerland's installed IT load, serving as the central exchange point for telecommunications, cloud availability zones, and banking backbones.

As core urban centers face increasing power transmission bottlenecks and limited land availability, development has steadily shifted toward well-connected, peri-urban industrial corridors that provide direct high-voltage connectivity.

This opportunity represents a prime 5-10 hectare hyperscale data centre development opportunity situated in Switzerland. The site benefits from outright freehold ownership, industrial zoning, immediate proximity to the national 225 kV transmission grid, and access to high-capacity fibre corridors.

Key Metric	Details
Total Campus Size	5-10 ha
Plot Breakdown	• Plot A + Plot B
Total Committed Power	100 MW committed by regional utility EKZ
Zoning	Industrial Zone IV (highest industrial classification in Swiss; permits data centres as-of-right)
Tenure	Freehold (plain propriety) with clean, unencumbered title

Environmental & Geotechnical: Site assessments show no material contamination or abnormal conditions. Full baseline reports transfer with the transaction.

Hydrology & Topography: Designated **Flood Zone 1** (lowest risk category), requiring only standard drainage infrastructure. The site features flat terrain with standard grading requirements.

Clear Regulatory Runway: No zoning amendments required.

Strong municipal and utility alignment: building permit turnaround is projected at approximately **12 months** post-submission of a conforming application.

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