

Crane West

BUSINESS PARK



ABOUT STRATFORD

We Stage the Future

Welcome to Stratford, Ontario where businesses enjoy the Stratford Advantage. Our world-leading digital infrastructure and smart technologies advance our industry and help businesses innovate.

- **Population:** 33,232 (2022)
- **Industries:** Manufacturing; Healthcare; Retail; Hospitality and Tourism; Agriculture; Education; Digital Technology
- Over **1 million visitors** annually
- Stratford Festival generates over **\$140 million** in annual economic activity
- Home to the **University of Waterloo Stratford School of Interaction Design & Business**



Why Stratford, Ontario?



Size

A small urban community in the centre of South Western Ontario, Stratford's population of 33,232 on 30 km².



Location

Home to Stratford Festival and a wide range of global industry. Uniquely situated within North America's 2nd largest IT Cluster and North America's largest auto cluster.



Infrastructure

Stratford has ubiquitous WiFi, a dark fibre backbone, municipally owned data and hydro companies as well as leading edge DSRC and 5G capabilities, all of which give businesses a competitive edge.



Leadership & Community

Stratford's forward-thinking leadership and bold community allow for faster implementation of projects and initiatives compared to larger municipalities.

Crane West Business Park

Stratford's municipally owned Crane West Business Park is suitable for companies across all sectors. Ranked as a Top 7 Intelligent Community, Stratford's world-leading digital infrastructure gives it's businesses a competitive edge.



Flexible Lots

Four available lots can be sold individually or combined to create a larger parcel for development.

Flexible Zoning

Flexible zoning for various land uses from manufacturing to large-scale office environments.

Water Management

Storm water management (SWM) will be required on each of the four available lots. The City will assist in determining the design.

Broadband Connectivity

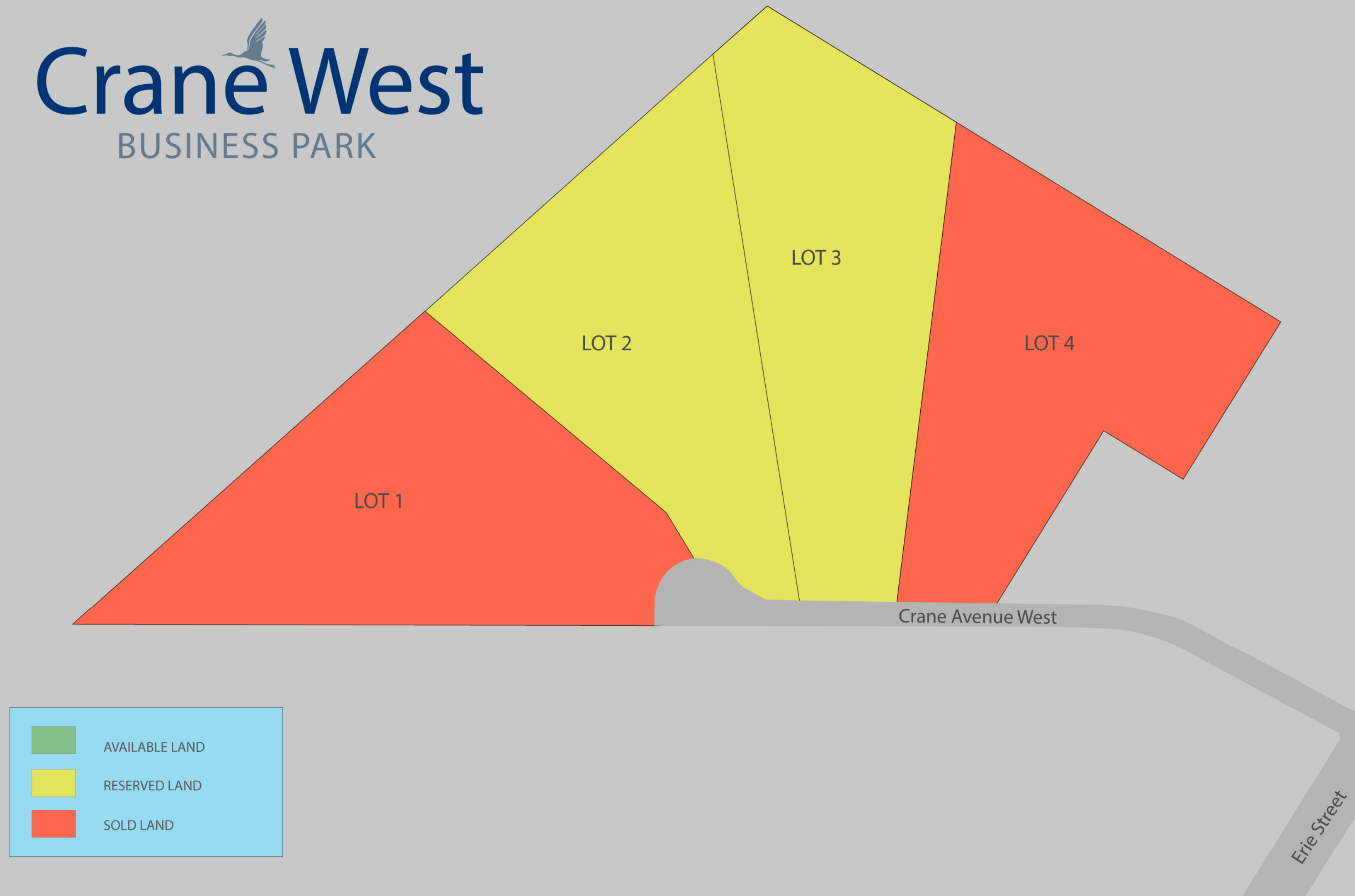
Broadband connectivity through a network of underground fibre optic cabling and a wireless MESH network is available.

Construction Ready

Lots are construction-ready and fully serviced with power, water, gas, sanitary, and storm.

Crane West

BUSINESS PARK





Lot 1

Crane West Business Park

Crane Avenue West, Stratford, ON

\$822,150.00 - SOLD

AREA IN ACRES

5.670

AREA IN HECTRES

2.294

Stratford's municipally owned business park is suitable for companies across all sectors. The park's features include:

- Shovel-ready, serviced lots with ample acreage for a one or more buildings
- Ample room for one or more buildings, exterior storage and parking
- Lot can be sold individually or combined with adjacent lot(s) for a larger parcel size
- Easy access to Provincial Highway 7 and Provincial Highway 401



Lot 2 Crane West Business Park

Crane Avenue West, Stratford, ON

\$1,122,000.00 - RESERVED

AREA IN ACRES	AREA IN HECTRES
5.610	2.270

Stratford's municipally owned business park is suitable for companies across all sectors. The park's features include:

- Shovel-ready, serviced lots with ample acreage for a one or more buildings
- Ample room for one or more buildings, exterior storage and parking
- Lot can be sold individually or combined with adjacent lot(s) for a larger parcel size
- Easy access to Provincial Highway 7 and Provincial Highway 401



Lot 3 Crane West Business Park

Crane Avenue West, Stratford, ON

\$1,102,000.00 - RESERVED

AREA IN ACRES	AREA IN HECTRES
5.510	2.229

Stratford's municipally owned business park is suitable for companies across all sectors. The park's features include:

- Shovel-ready, serviced lots with ample acreage for a one or more buildings
- Ample room for one or more buildings, exterior storage and parking
- Lot can be sold individually or combined with adjacent lot(s) for a larger parcel size
- Easy access to Provincial Highway 7 and Provincial Highway 401



Lot 4 Crane West Business Park

Crane Avenue West, Stratford, ON

\$819,975.00 - SOLD

AREA IN ACRES

5.655

AREA IN HECTRES

2.288

Stratford's municipally owned business park is suitable for companies across all sectors. The park's features include:

- Shovel-ready serviced lots with ample acreage for a one or more buildings
- Ample room for one or more buildings, exterior storage and parking
- Lot can be sold individually or combined with adjacent lot(s) for a larger parcel size
- Easy access to Provincial Highway 7 and Provincial Highway 401

Questions? Contact an Advisor

Mike Pullen

Managing Director

investStratford

T: 519.305.5055 x 1002 | 1.844.812.5055

E: info@investstratford.com

