invest STRATFORD Globally Connected | Community Driven



ABOUT STRATFORD

We Stage the Future

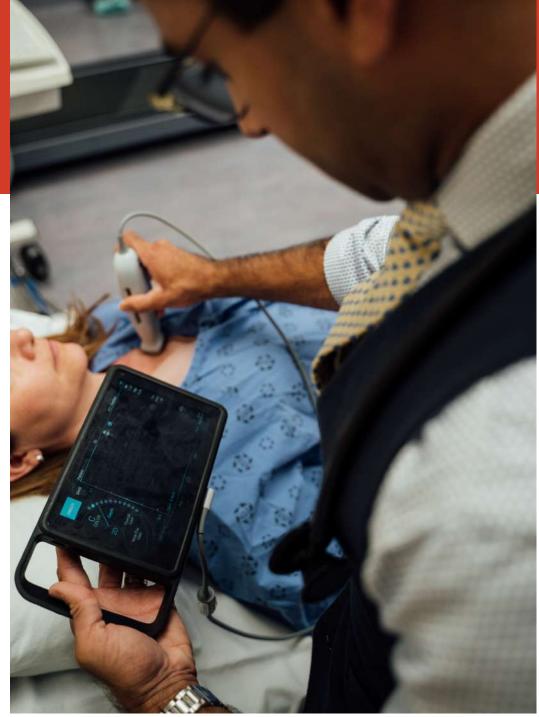
Welcome to Stratford, Ontario where businesses enjoy the Stratford Advantage. Our world-leading digital infrastructure and smart technologies advance our industry and help businesses innovate.

- **Population:** 31, 465 (2016)
- **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 32,000 on 30 km^{2.}



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.





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.



Leadership & Community

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

Wright Business Park

Stratford's municipally owned Wright 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.





Abundant Power

New transformer station offers unique 'self-healing' power grid with 99.98% reliable power.

Broadband Connectivity

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

Variety of Lot Sizes

Variety of lot sizes from one-half acre to 10 acres. Lots can be combined to create larger parcels .

Construction Ready

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

Flexible Zoning

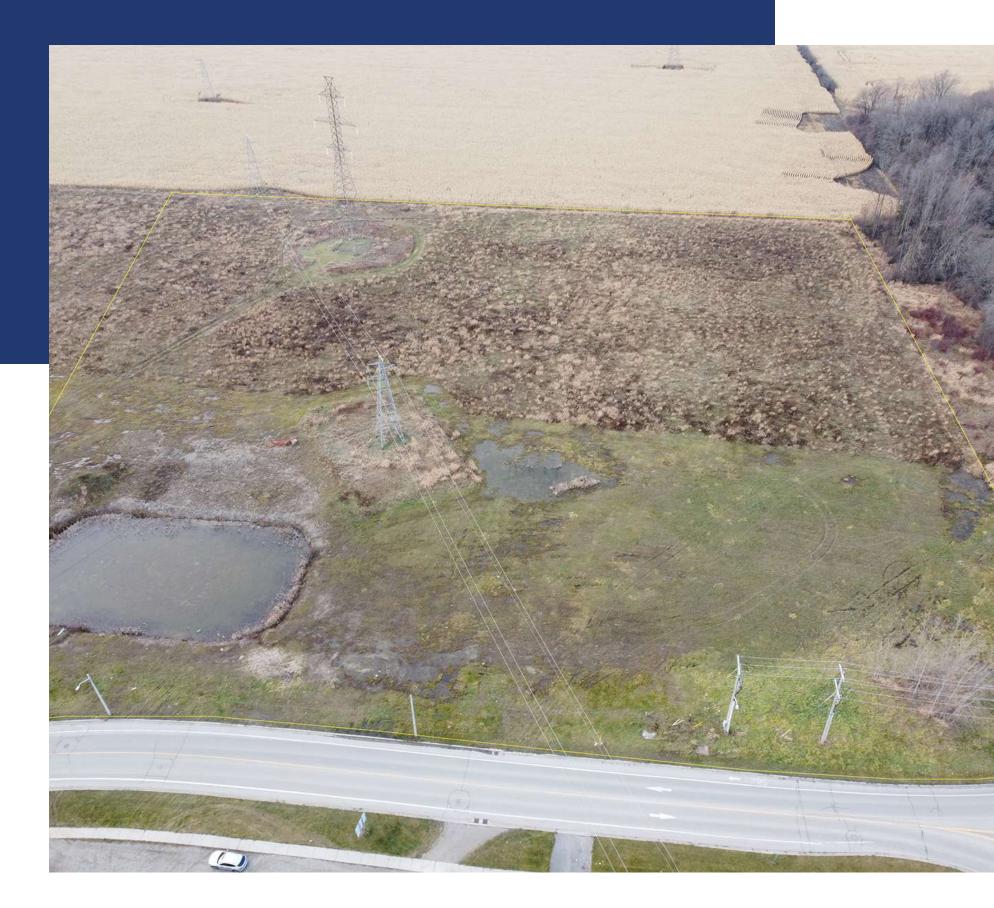
Flexible zoning for various land uses from manufacturing to large-scale office environments

Shared Water Management

Shared storm water management facility allows maximum lot development while minimizing development costs









Lot 1 Wright Business Park

Wright Boulevard, Stratford, ON

\$910,000

AREA IN ACRES AREA IN HECTRES 9.069 3.670

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

- Shovel-ready, fully serviced lot with ample acreage for a larger development
- Ideally suited for a large building
- Easy access to a direct route east to Provincial Highway 401
- Purchase negotiations will consider the hydro corridors





Lot 2 Wright Business Park

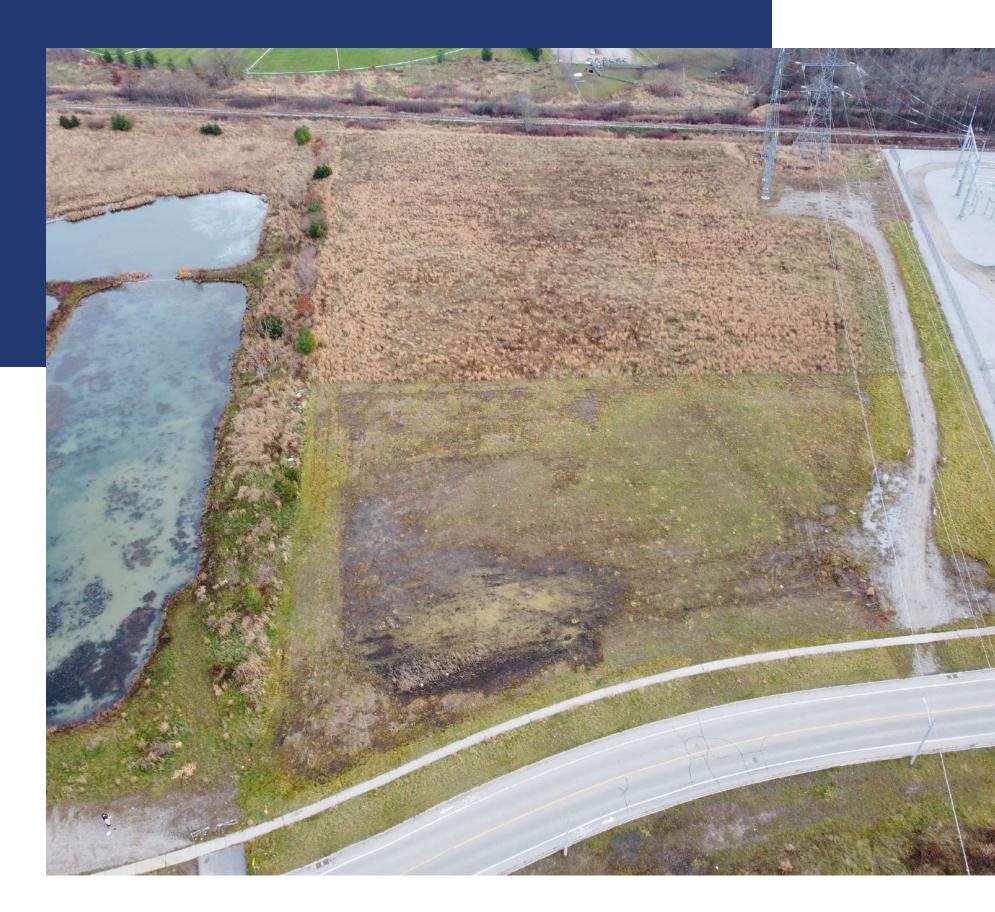
Wright Boulevard, Stratford, ON

\$680,000

AREA IN ACRES AREA IN HECTRES 6.712 2.716

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

- Prime shovel-ready, fully serviced lot situated in the heart of the Wright Business Park
- Excellent frontage and visibility from Wright Boulevard
- Easy access to a direct route east to Provincial Highway 401
- Ample room for one or more buildings, exterior storage and parking





Lot 6 Wright Business Park

Wright Boulevard, Stratford, ON

\$675,000

AREA IN ACRES AREA IN HECTRES 6.74 2.72

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

- Prime shovel-ready, fully serviced lot situated in the heart of the Wright Business Park
- Excellent frontage and visibility from Wright Boulevard
- Easy access to a direct route east to Provincial Highway 401
- Ample room for one or more buildings, rear exterior storage and parking
- Adjacent to CN rail line operated by the Goderich Exeter Railway Company

Questions? Contact an Advisor

Mike Pullen

Managing Director

investStratford

6 Wellington Street, Stratford

Ontario, Canada, N5A 2L2

T: 519.305.5055 x 1002 | 1.844.812.5055

E: <u>info@investstratford.com</u>



