



# WRIGHT 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:** 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<sup>2</sup>.



## 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.

# 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.

## Variety of Lot Sizes

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

## Flexible Zoning

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

## Broadband Connectivity

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

## Construction Ready

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

## 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**

6.712

**AREA IN HECTRES**

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**

6.74

**AREA IN HECTRES**

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

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