

#### **ABOUT STRATFORD**

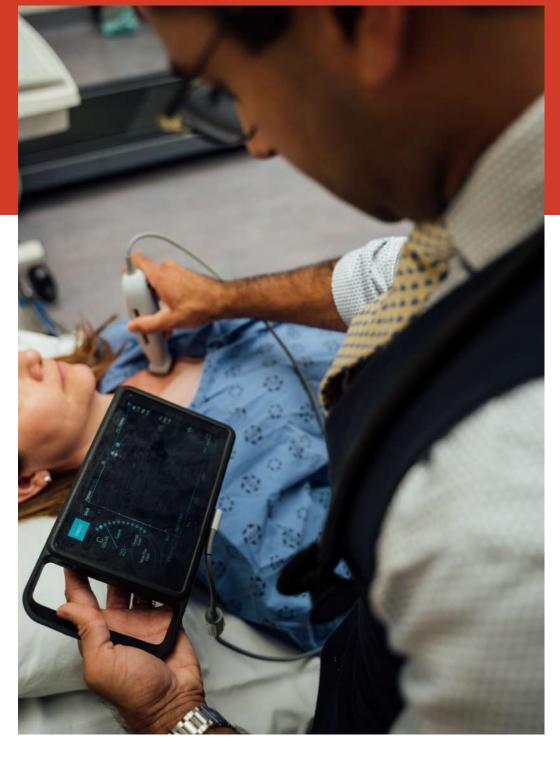
# We Stage the Future

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









# Parcel 50401 Wright Business Park

Wright Boulevard, Stratford, ON

\$1,320,000 - RESERVED

**AREA IN ACRES** 12

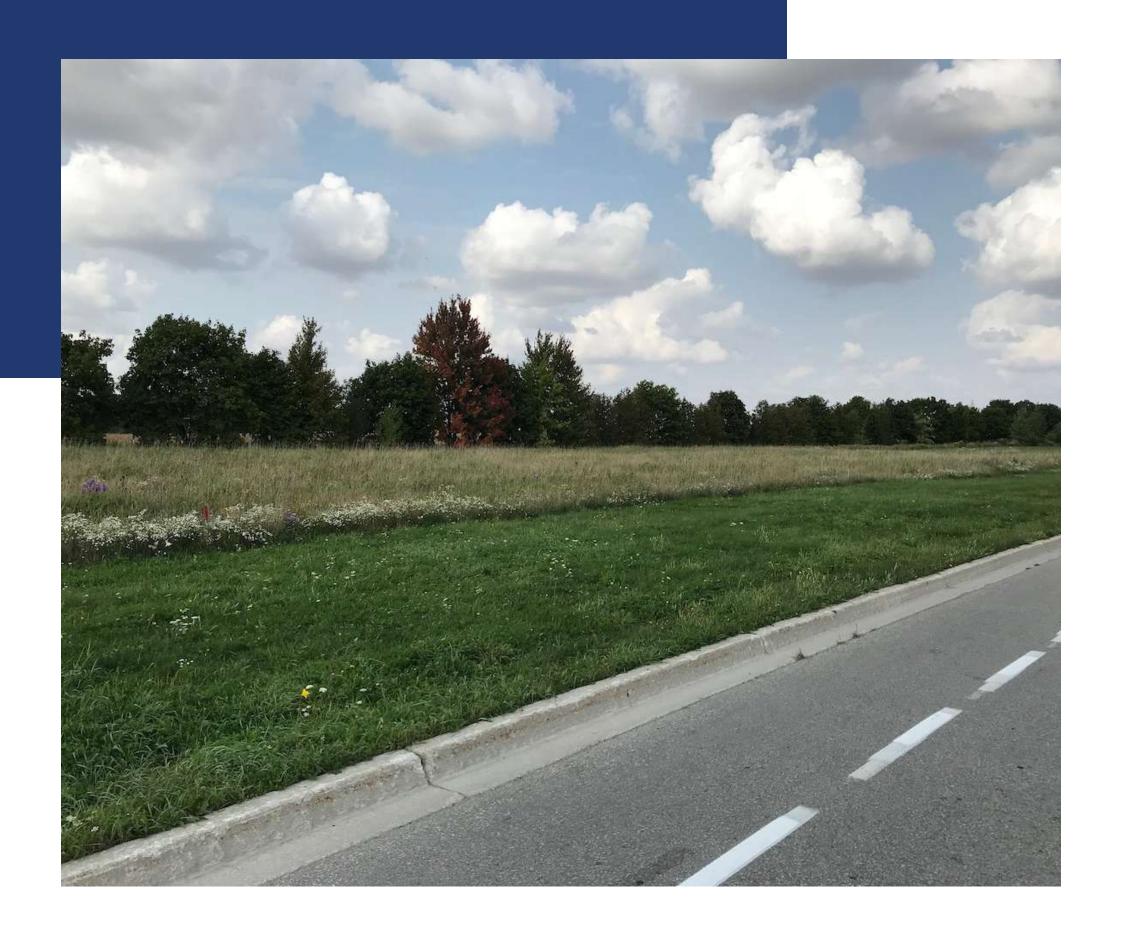
**AREA IN HECTARES** 

4.85

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

- Prime location in the original Phase 1 of the Wright Business Park
- Easy access to a direct route east to Provincial Highway 401
- Municipal services at the lot line
- Purchase negotiations will consider the natural areas and SWM requirement





# Lot 20 Wright Business Park

Wright Boulevard, Stratford, ON

\$107,238 - RESERVED

AREA IN ACRES

0.8579

AREA IN HECTARES

0.3471

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



## Questions? Contact an Advisor

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