



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 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.

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

AREA IN ACRES

12

AREA IN HECTRES

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

\$90,000 - RESERVED

AREA IN ACRES

0.860

AREA IN HECTRES

0.348

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 - RESERVED

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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