

INDUSTRIAL USER INVESTOR OPPORTUNITY FOR SALE



130
WRIGHT BOULEVARD,
STRATFORD,
ONTARIO, CANADA N4Z 1H3



GOOGLE STREETVIEW



DRONE VIDEO

Creiland Consultants Realty Inc.

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PROPERTY OVERVIEW

An excellent opportunity for investors to acquire an industrial manufacturing building consisting of 79,500 sf on 8.03 acres in the automotive hub of Stratford, Ontario. The property is zoned Prime Industrial Area (I1), allowing for a broad range of heavy industrial uses. The building consists of 4 truck levels and 4 drive-in doors with high ceiling heights ranging from 25 ft to the underside up to 28 ft to the roof deck. Located just 3 kilometres away from the Downtown Stratford Business Area, Highway #8 and quick access to public transportation are available at your doorstep. The property is vacant and possession can be made available as soon as possible.

-  **\$10,950,000**
PRICE
-  **\$138 PSF**
PRICE PER SF
-  **\$141,600**
PROPERTY TAX
-  **79,500 SF**
TOTAL BUILDING SIZE
-  **PRIME INDUSTRIAL I1**
ZONING
-  **8.03 ACRES**
LOT SIZE
-  **25 FT TO UNDERSIDE**
28 FT TO ROOF DECK
CEILING HEIGHT
-  **4**
TRUCK LEVEL SHIPPING DOCKS
-  **4**
DRIVE-IN DOORS



 **PROPERTY TYPE**
Industrial
Manufacturing

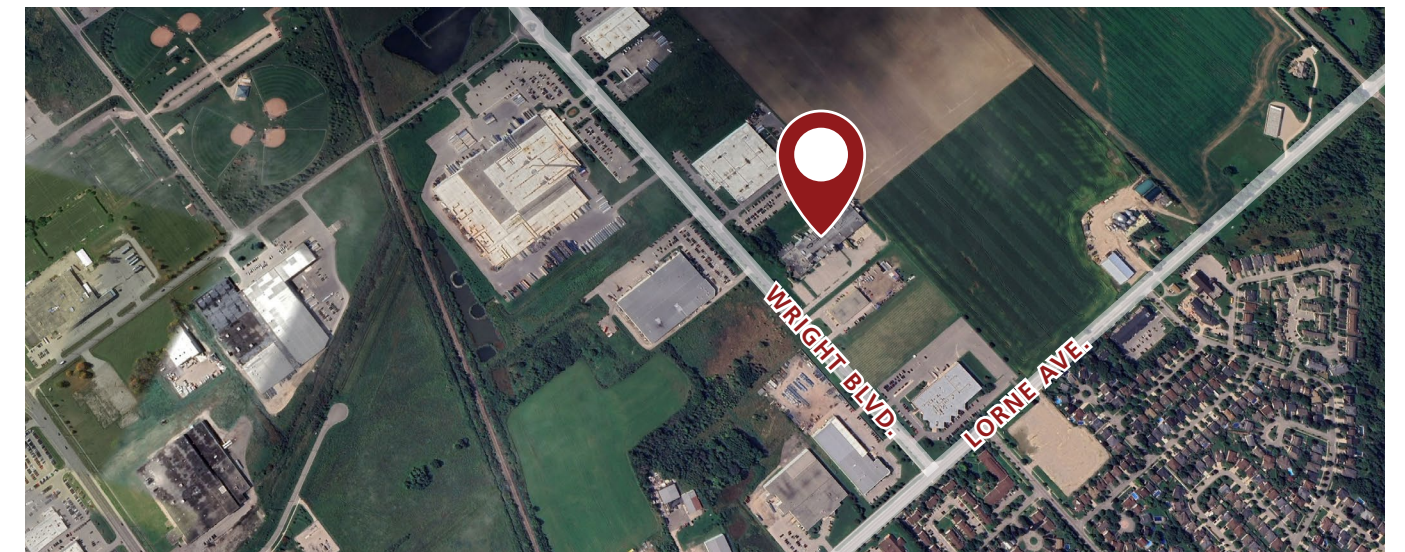
 **PROPERTY INTERSECTION**
Near Lorne Ave. W.
and Wright Blvd.

 **ZONING**
Industrial
Area (IA)

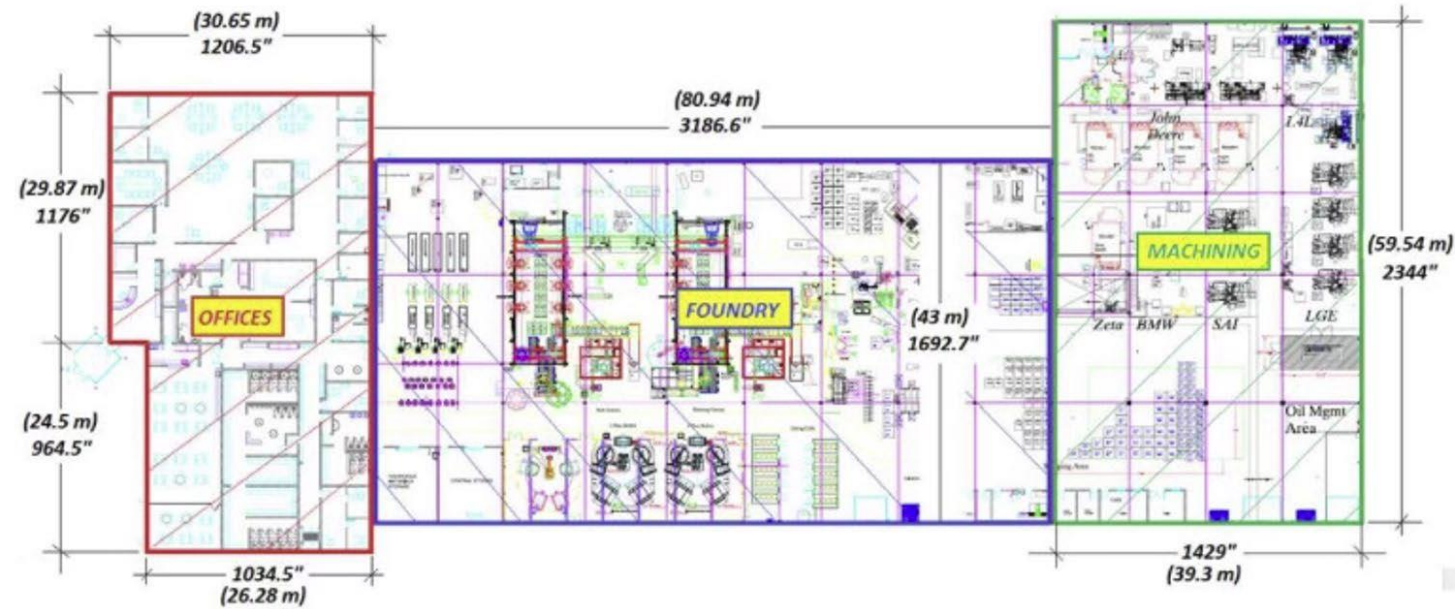
PROPERTY OUTLINE



LOCATED WITHIN WRIGHT BUSINESS PARK



FLOOR PLAN



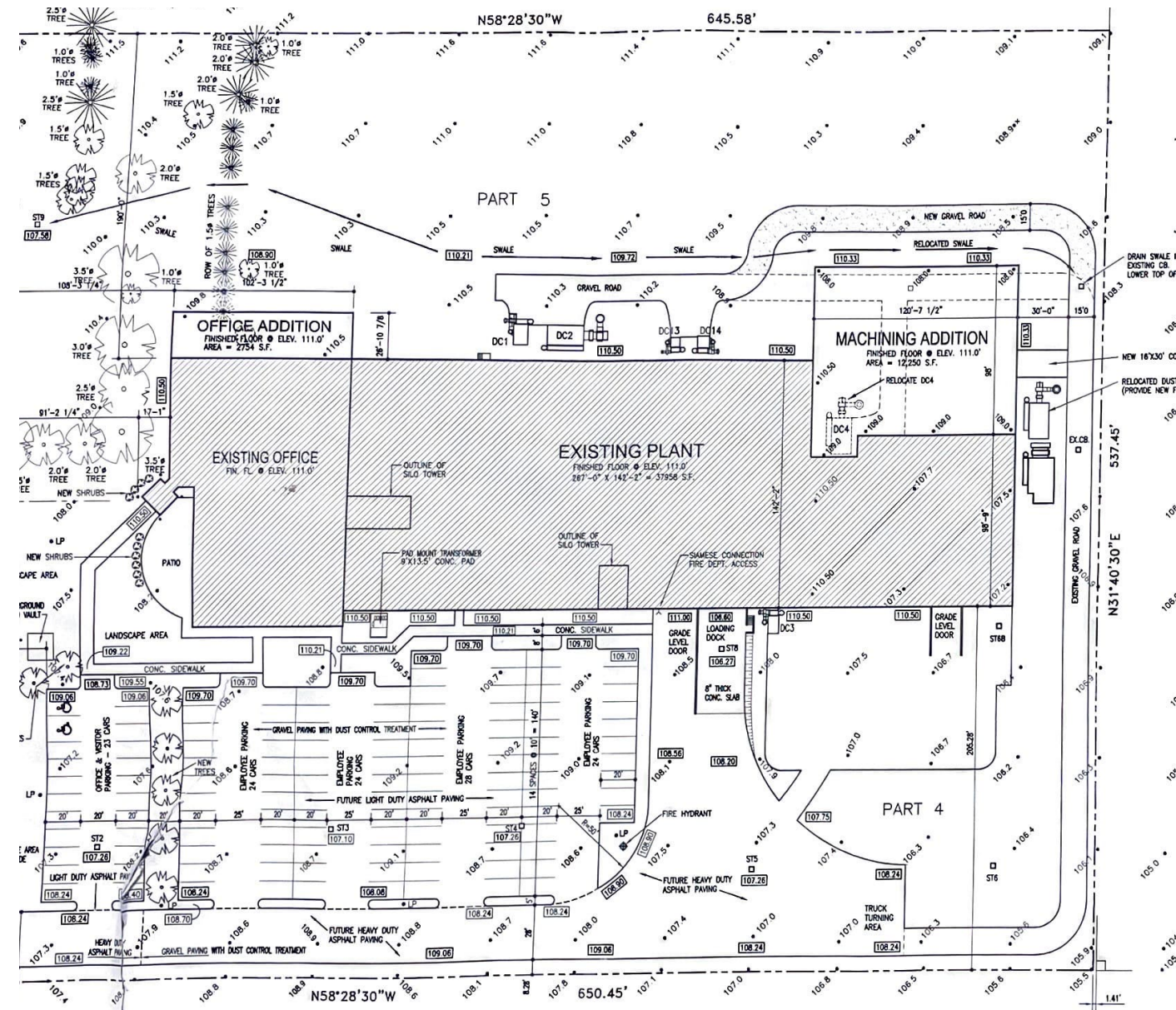
<p>17,500 SF OFFICE SPACE</p>	<p>62,400 SF MANUFACTURING AREA</p>	<p>2 x 4,000 Amps. 600 Volts HYDRO</p>
<p>2014 ROOF UPDATED</p>	<p>2015 - Available ESA PHASE 1 REPORT</p>	<p>Equipped with Gas Back-up Generator BACK-UP GENERATOR</p>

LOCATION

Easily accessible and in close proximity to major highways and international airports.

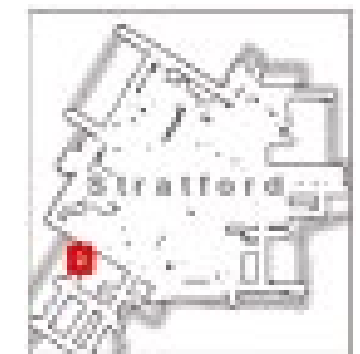


SITE PLAN



ZONING

I1 - PRIME INDUSTRIAL



Legend

Comprehensive Zoning

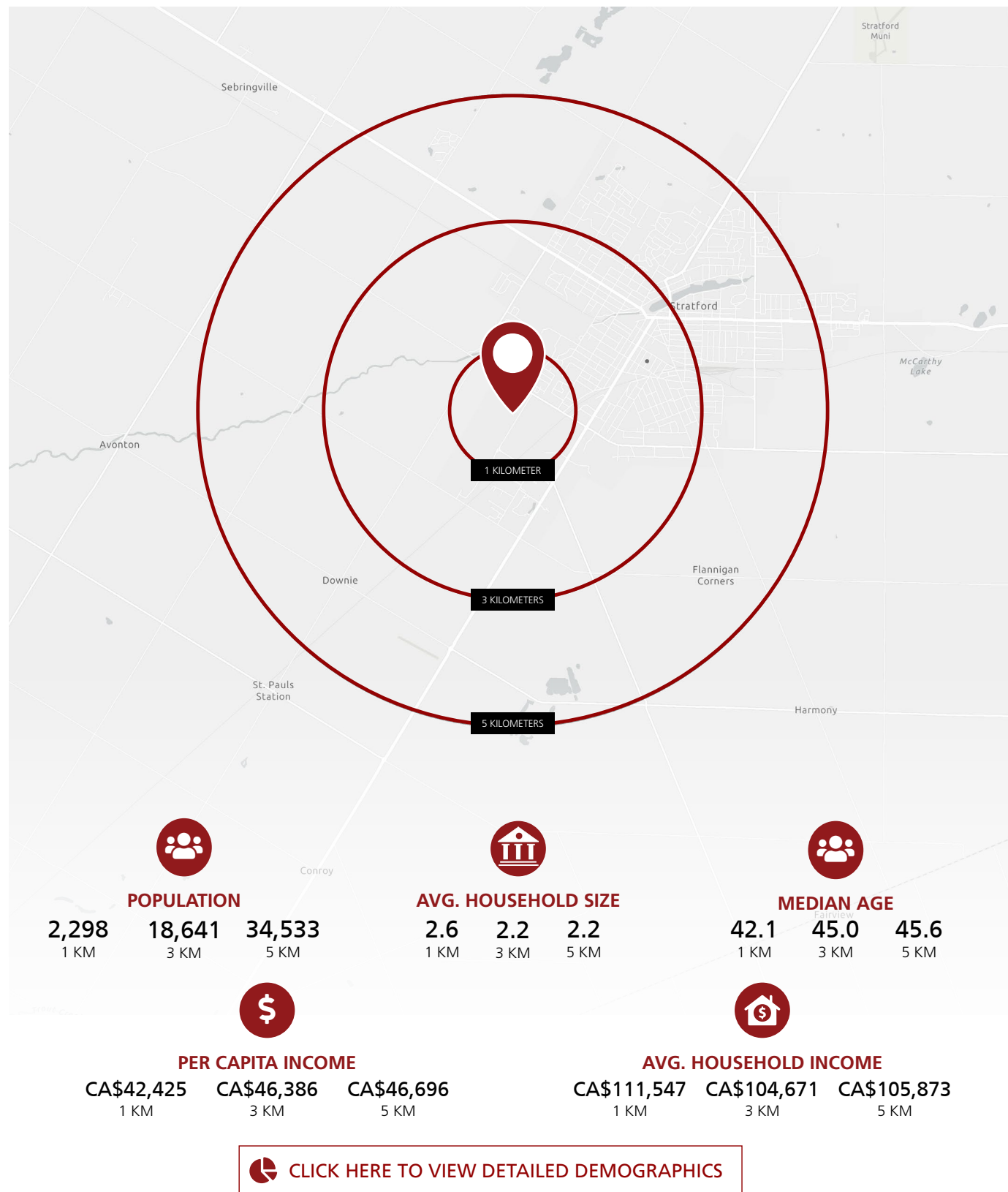
- R1 - Residential First C
- R2 - Residential Second
- R3 - Residential Third
- R4 - Residential Fourth
- R5 - Residential Fifth C
- MUB - Mixed Use Rep
- C1 - Neighbourhood C
- C2 - Highway Corner
- C3 - Central Corridor
- C4 - Shopping Centre
- C5 - Central Corridor
- A2 - Grand Trunk Ave
- I1 - Prime Industrial
- I2 - General Industrial
- I3 - Secondary Industrial
- I4 - Factory District
- I5 - Institutional Com
- I6 - Institutional Field
- TR - Theater District
- P - Parks
- OS - Open Space
- A - Agricultural
- UB - Urban Reserve

Easements
 Property Parcel
 Aerial 2020 18cm

Permitted Uses

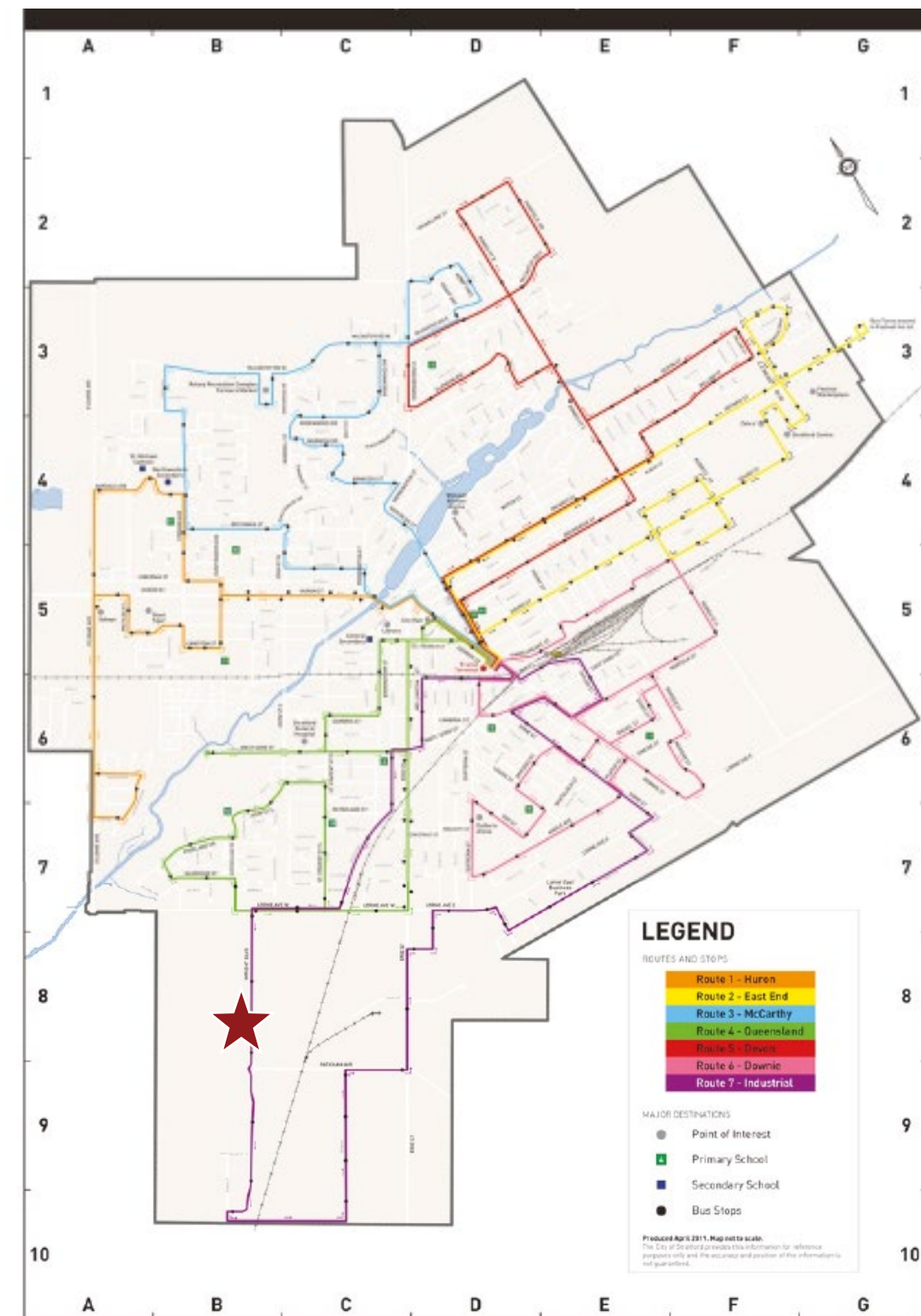
- Business/Professional office
- Food processing establishment
- Scientific or medical laboratory
- Crematorium
- Industrial use
- Warehouse
- Factory store
- Open storage
- Data centre

DEMOGRAPHICS



TRANSIT MAP

Public Transportation is available to terminal via Route 7-Industrial.



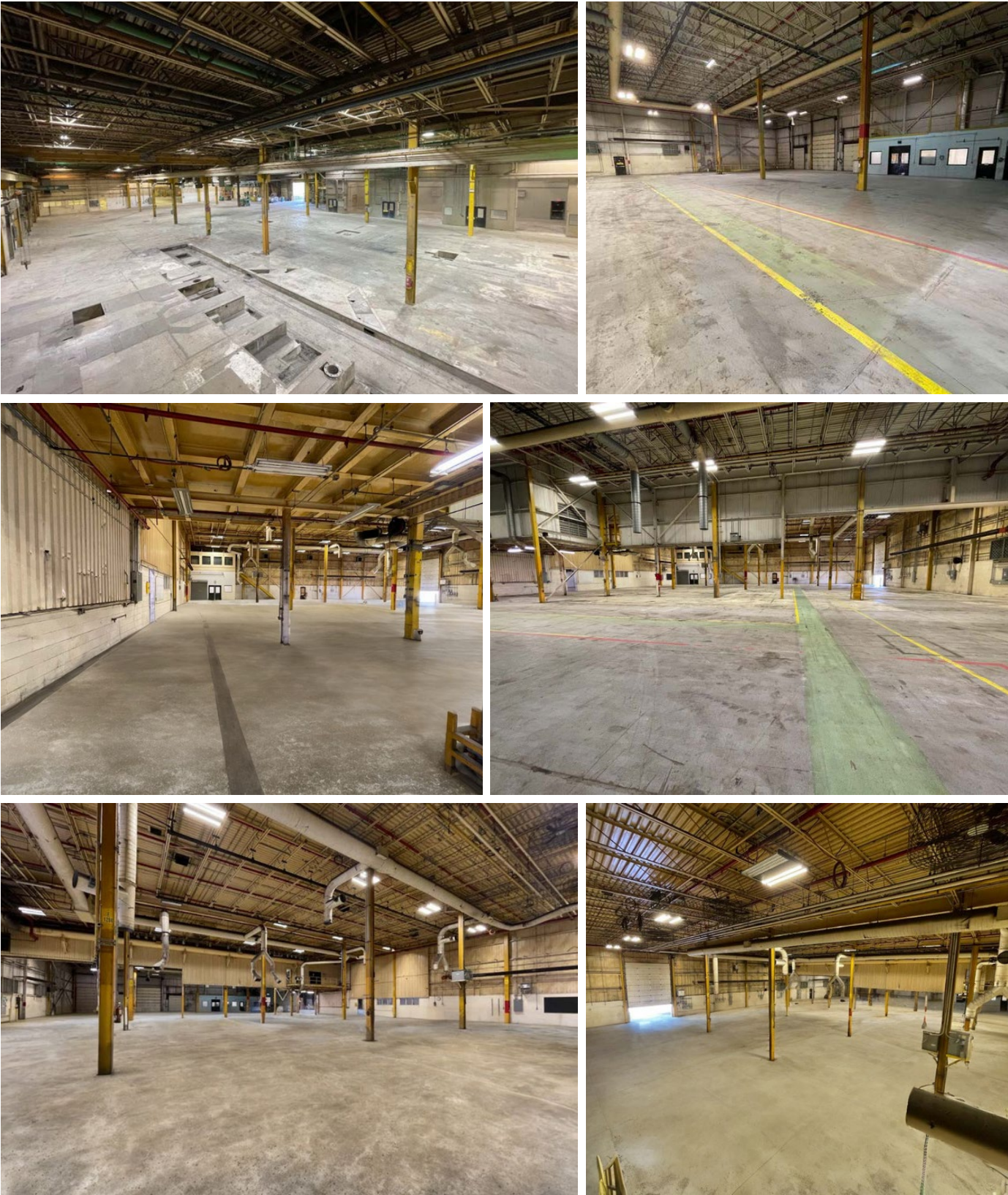
AERIAL PHOTOS



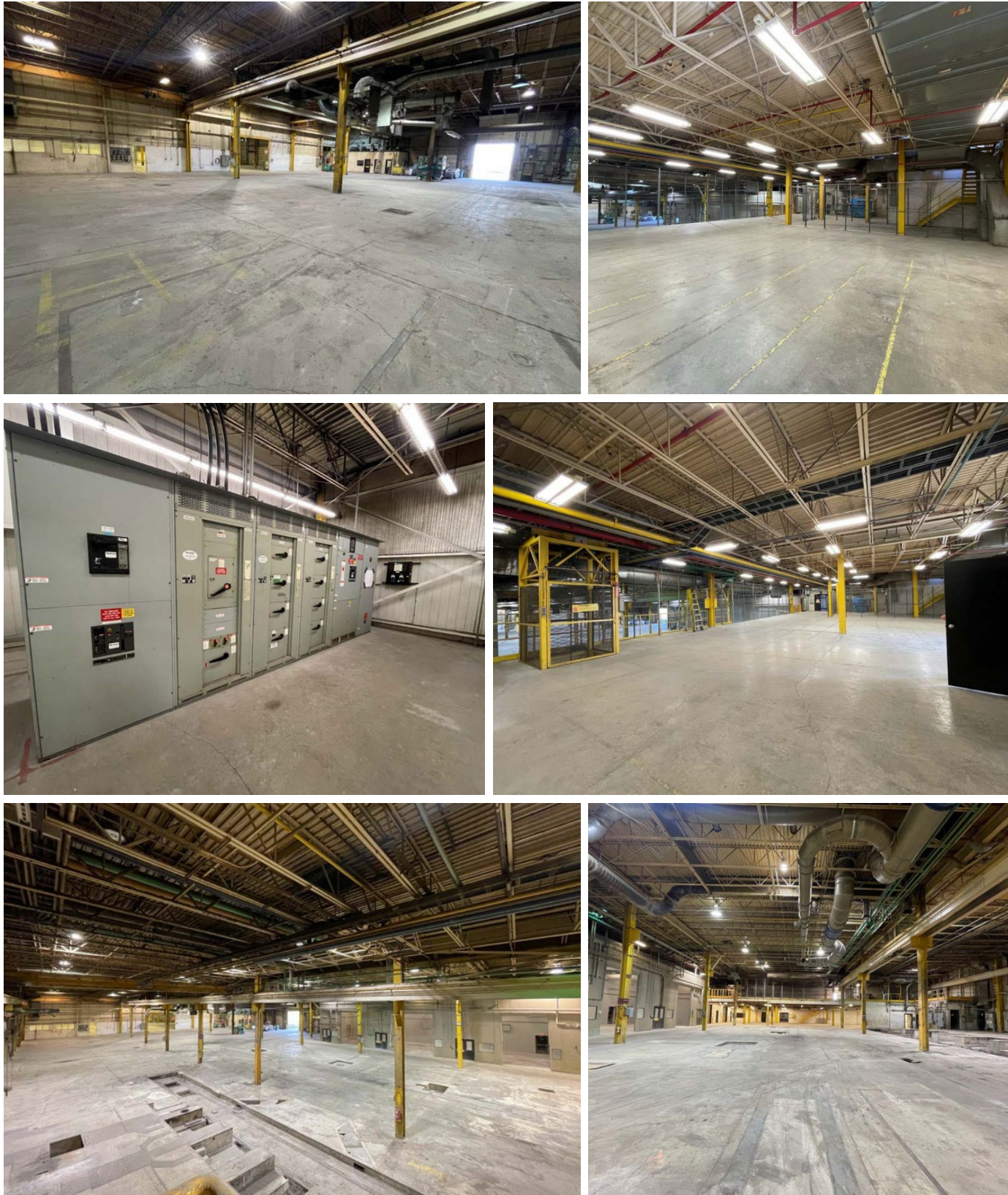
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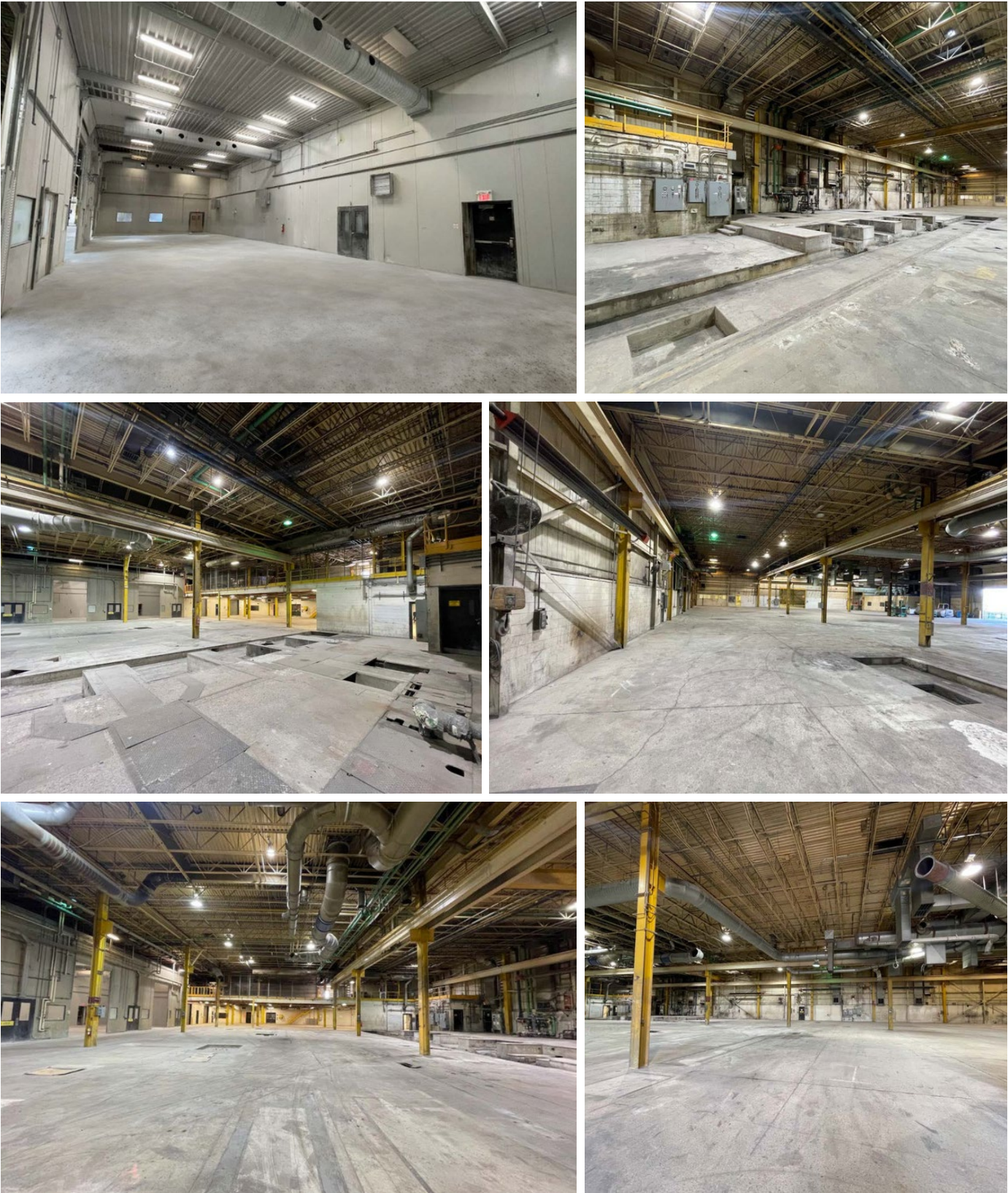
MANUFACTURING AREA



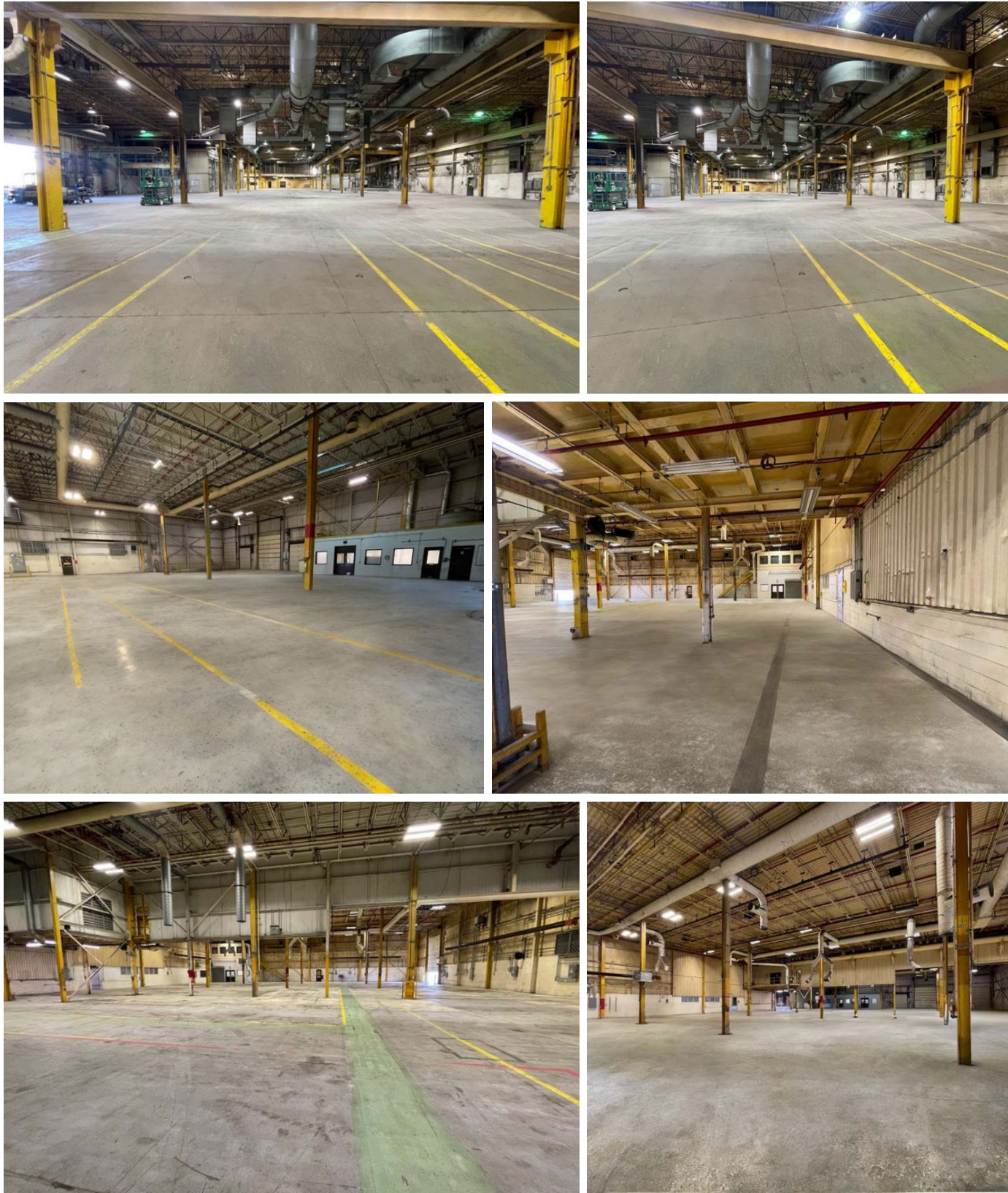
MANUFACTURING AREA



MANUFACTURING AREA



MANUFACTURING AREA



OFFICE SPACE



OFFICE SPACE



KEY FACTS



STRATFORD COMMUNITY PROFILE MULTIPLE



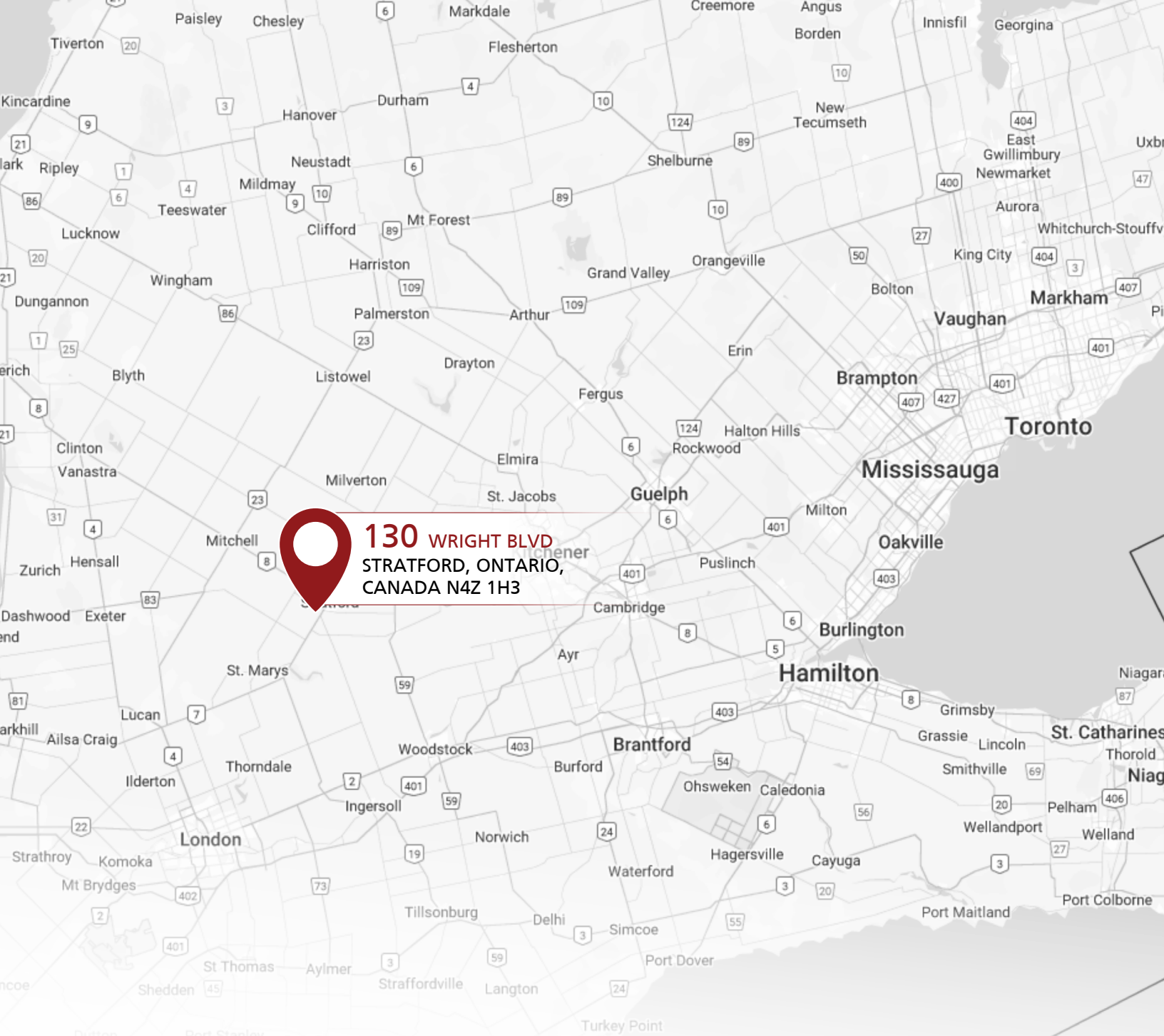
Stratford is ideally located within North America's 2nd largest IT Cluster, North America's largest Automotive Cluster and part of the Toronto-Waterloo Region Innovation Corridor, offering access to specialized talent and advanced growth opportunities.

Internationally recognized as an Intelligent Community, Stratford's tradition of innovation and broadband connectivity attracts the world's best talent to all industries. Attracting wide range of industry which includes internationally renowned theatre, smart technologies, world leading educational institutions and global manufacturers - all businesses proud to invest and call Stratford home.

Stratford's unique "self-healing" power grid delivers a 99.98% reliable power supply that automatically reconfigures routing within 30 seconds of a power outage.

Southwestern Ontario has the largest concentration of manufacturing industries in Canada, and Stratford is strategically located within this region.

Manufacturing is one of Stratford's most successful and growing sectors with an optimal mix of small, medium and large businesses.



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