

# FOR SALE

**WHITNEY**  
Commercial Real Estate Services

## 219 FREDERICK ST, STRATFORD



### 7,676 SF INDUSTRIAL BUILDING WITH EXCESS LAND

7,676 SF industrial building on 1.48 acres in Stratford, currently being offered for sale. This building features 12% site coverage, 20' - 21' clear height, roughly 1,000 SF of office space, 3 drive-in doors, ample on-site parking, outdoor storage, a wash bay and 400 amps / 600 volts.

The property has General Industrial zoning, which permits a wide range of uses.

**BUILDING AREA** | 7,676 SF

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**LAND AREA** | 1.48 Acres

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**ZONING** | I2

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**DRIVE-IN DOORS** | 3

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**CLEAR HEIGHT** | 20' to 21'

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**POWER** | 400 Amps / 600 Volts

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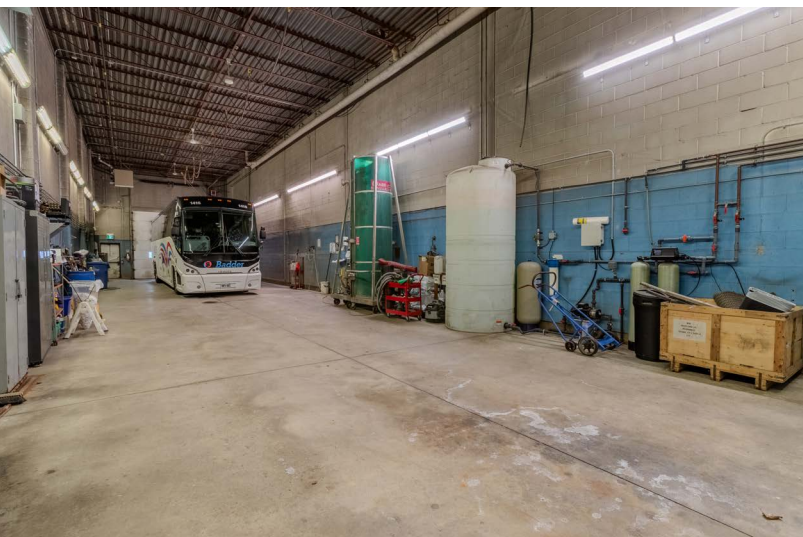
**ASKING PRICE** | \$2,200,000

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**TAXES** | \$18,081.96 (2025)

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Close Proximity  
to HWY 8



Ample  
Parking



3 Drive-in  
Doors



I2  
Zoning

## PERMITTED USES

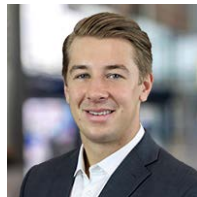
(Complete list available upon request)

- Agricultural Equipment Sales or Rental Establishment
- Auction Sales Establishment
- Building Materials Yard
- Business Office or Professional Office
- Cannabis Production Facility
- Contractor's Yard or Shop
- Equipment Rental/Service Establishment
- Factory Store
- Industrial Use
- Motor Vehicle Body/Repair Shop
- Open Storage
- Self Storage
- Warehouse





Contact us for more information



**Matthew Hayward**  
Senior Sales Representative  
519.270.4691  
matthew.hayward@whitneyre.com



**Jack Hayward**  
Sales Representative  
519.270.3314  
jack.hayward@whitneyre.com

**WHITNEY**  
Commercial Real Estate Services

WHITNEY & Company Realty Limited, Brokerage  
103 Bauer Place, Suite 2, Waterloo, ON N2L 6B5

519.746.6300 | [www.whitneyre.com](http://www.whitneyre.com)

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