



## **Prestige industrial / office building with prime expansion / development land**

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# 10 & 52 Wright Boulevard

**Building size**  
100,625 sf

**Lot size**  
7.016 acres

**Future development land**  
4.08 acres (zoned industrial)

**Zoning**  
I1 Prime Industrial

**Parking**  
Onsite capacity 435

**Listing price**  
\$15,600,000

## Overview

100,625 sf prestige flex building situated on 7.06 acres, equipped with two stories of office space. High profile asset making it an ideal location for a Head Office or easy conversion to industrial / warehouse use. Additional 4.08 acres of prime industrial zoned land for future expansion or outdoor storage opportunities.

- Freestanding flex facility in Stratford
- Previously occupied by The Bank of Nova Scotia and exceptionally maintained
- Ability to convert some of the office space to warehouse along with the option to install additional shipping doors
- Clean Phase 1 ESA
- Additional land for expansion, additional parking or outside storage
- Centrally located to the Waterloo Region, London, Windsor and Toronto
- Onsite generator - 3,600 L unit provide 72 hour full building capacity (600V) and UPS
- 4.08 acres of additional prime industrial land for future development / expansion
- Outside storage permitted

# 10 & 52 Wright Boulevard



## Property details

<b>Municipal address</b>	10 Wright Boulevard, Stratford, Ontario - Main site with building and land 52 Wright Boulevard, Stratford, Ontario - Green field site adjacent to 10 Wright Boulevard
<b>Legal description</b>	10 Wright: PT LOT 3 CONCESSION 3 DOWNIE PT 1, 44R2196; S/T R123159, R302081E; STRATFORD; SUBJECT TO EXECUTION 95-3569, IF ENFORCEABLE; SUBJECT TO EXECUTION 95-3571, IF ENFORCEABLE 52 Wright: PT LOT 3 CONCESSION 3 DOWNIE PT 2, 44R2196; STRATFORD
<b>Total building size</b>	100,625 sf Ground floor: 61,765 sf Second floor: 38,860 sf
<b>Land area</b>	7.06 acres (10 Wright Boulevard, Stratford) 4.08 acres (52 Wright Boulevard, Stratford)
<b>Construction</b>	Built in 1990
<b>Perimeter</b>	2,218 feet
<b>Lot measurements</b>	465.70 ft x 656.94 ft x 415.12 ft x 71.71 ft 610.62 ft
<b>Shipping doors</b>	Drive in - 1 10'x10', 1 12'x10' Truck level - 1 8'x8'
<b>Clear height</b>	28 feet
<b>Heating / cooling</b>	Heated warehouse, no air conditioner HVAC units servicing the building
<b>Power</b>	1200 Amps, 550/600 Volts Generator: 3,600 L unit provide 72 hour full building capacity (600V) with UPS by the main electrical panels at loading doors
<b>Internet</b>	Fibre optic - provider is Bell
<b>Roof</b>	Membrane with no leaks and serviced annually
<b>Parking</b>	421 parking stalls but capacity of 435

For Sale

10 & 52 Wright Boulevard, Stratford ON



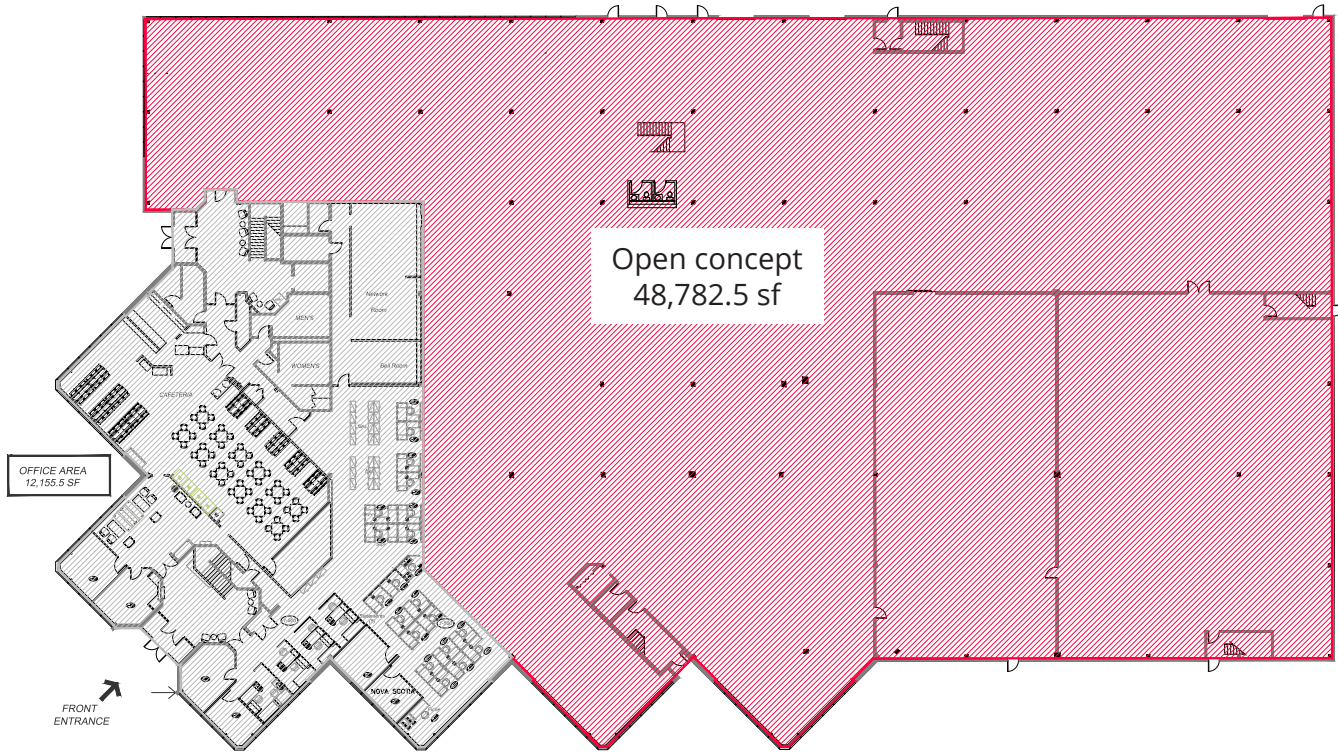
For Sale

10 & 52 Wright Boulevard, Stratford ON

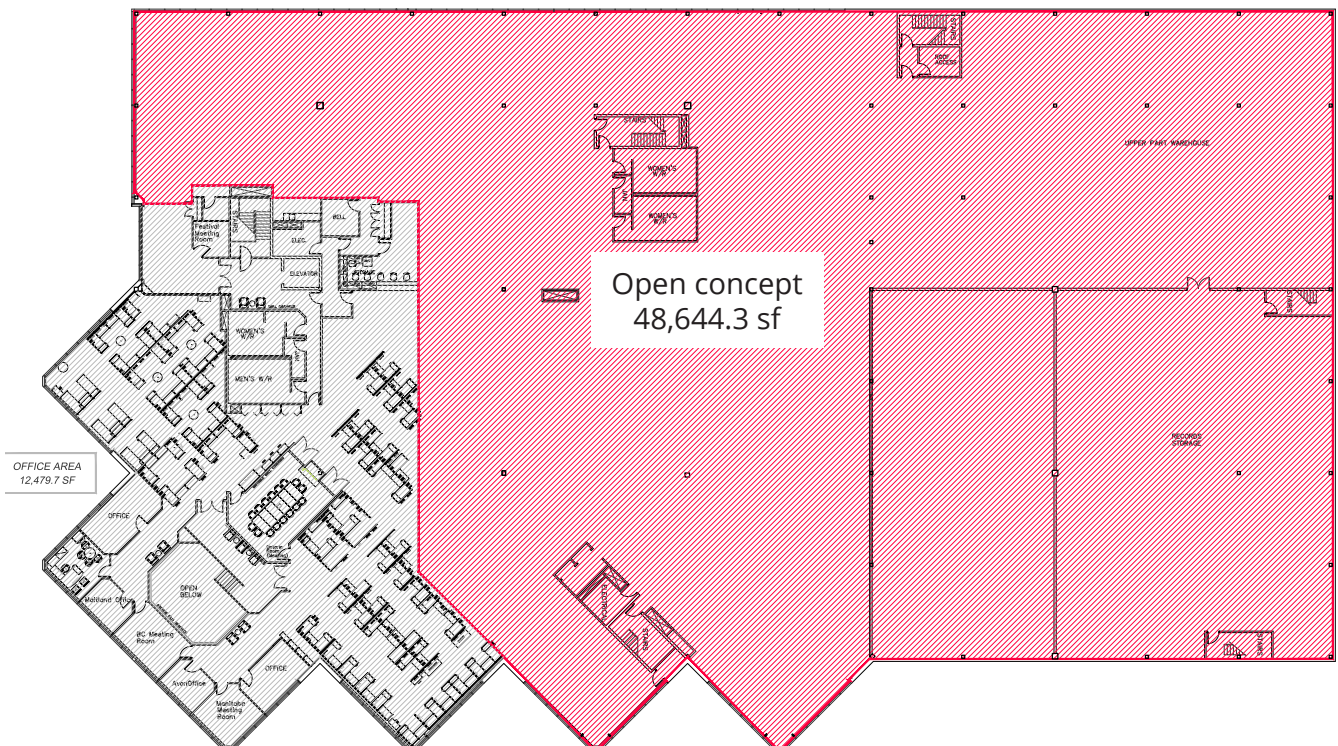


# Conceptual floor plans

## Ground floor

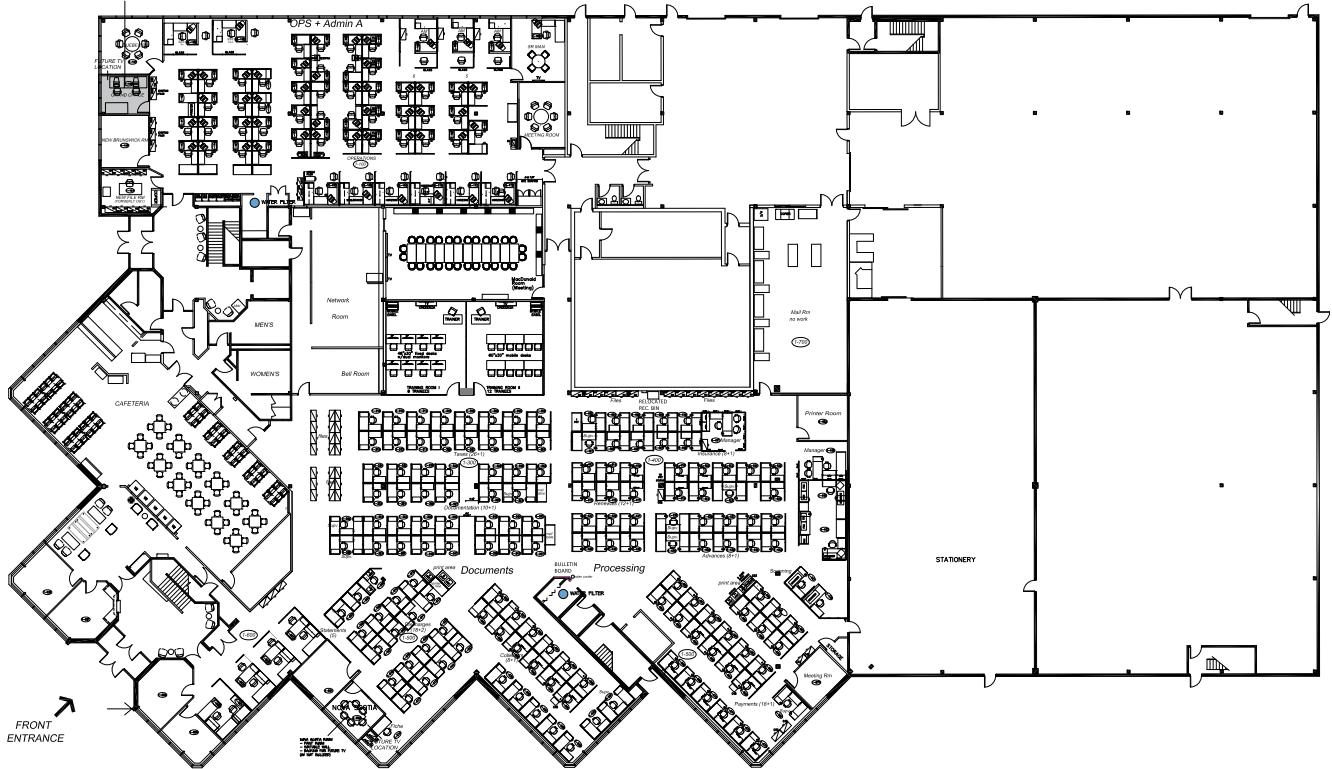


## Second floor

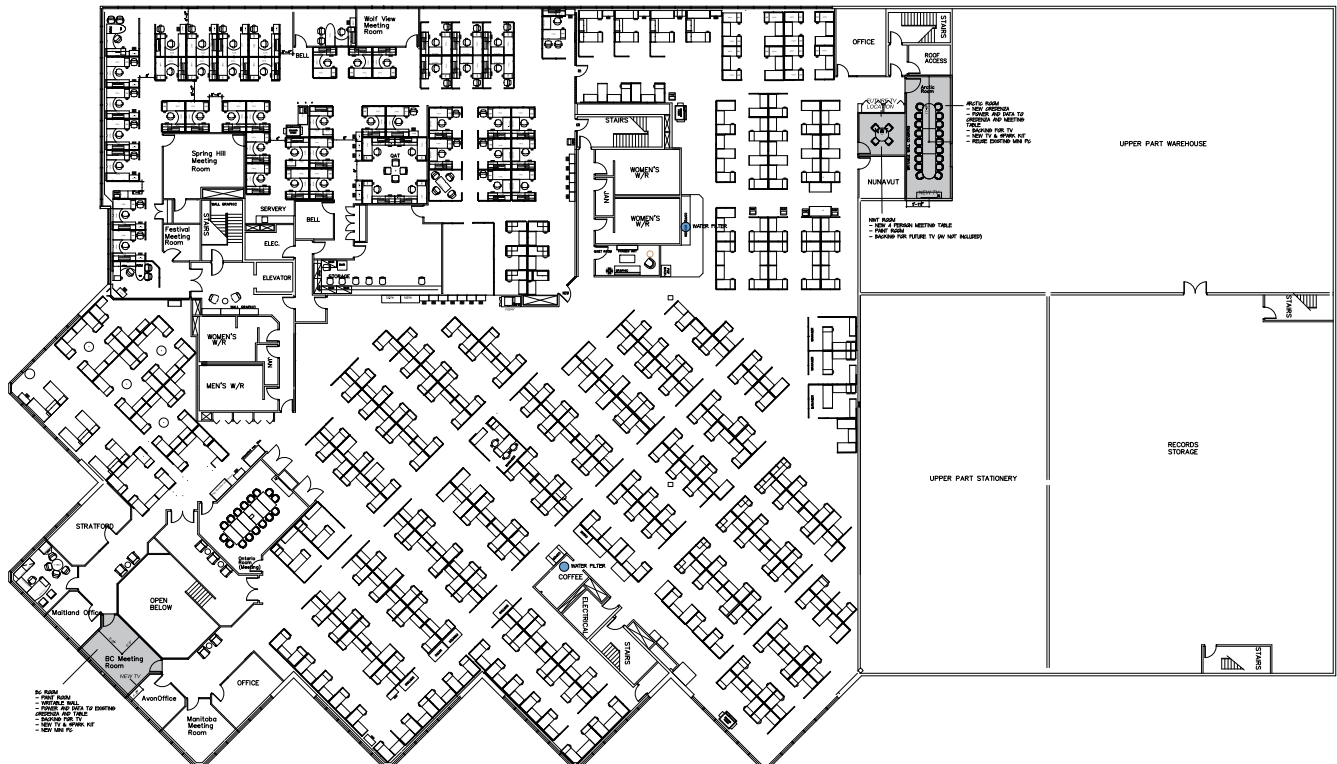


# As built floor plans

## Ground floor



## Second floor



# 10 & 52 Wright Boulevard



## Zoning overview

### I1 Prime Industrial

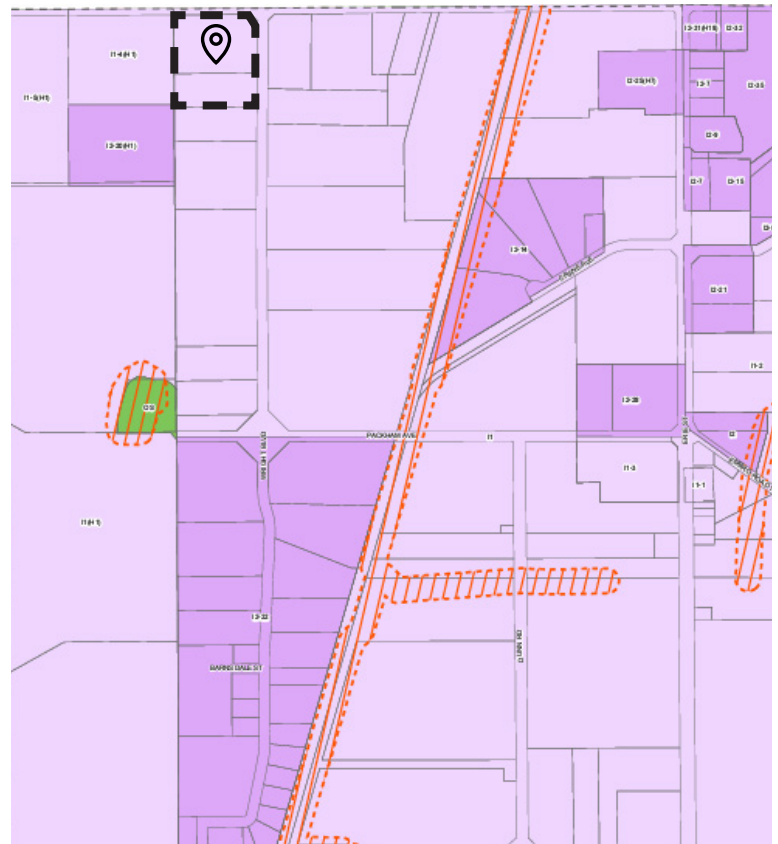
Permitted uses:

**Business office** means a building in which persons are engaged in the management, direction or conduct of the affairs of the public or private agency, business, or labour or fraternal organization, but does not include a professional office or a clinic.

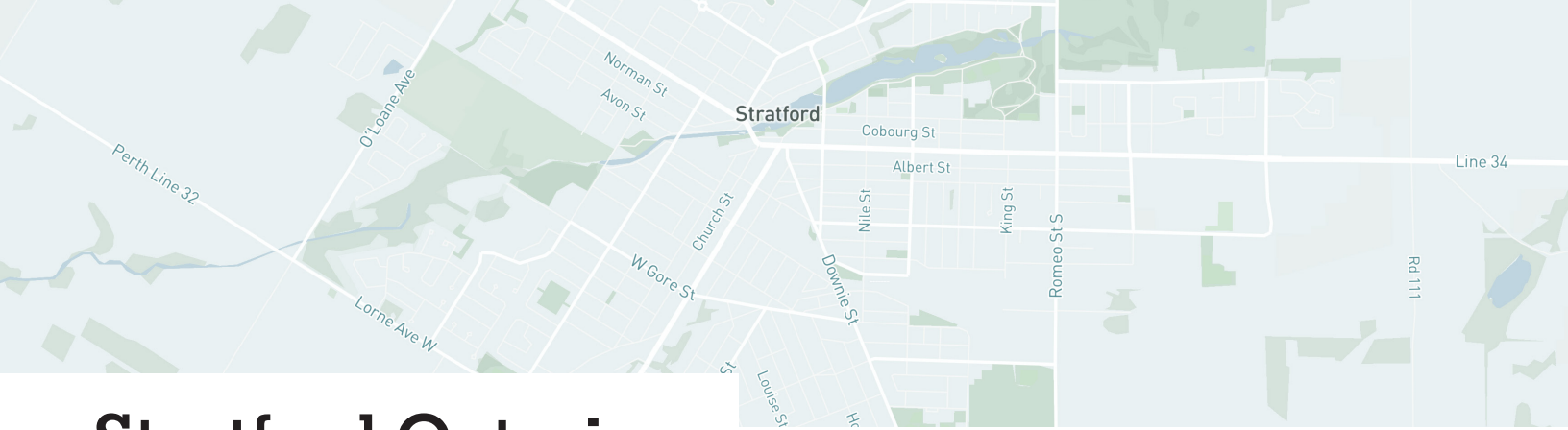
**Professional office** means a building in which a legal, or other professional service is performed or consultation given, including, without limiting the generality of the foregoing, the office of a lawyer, an architect, a surveyor, an engineer, a chartered accountant, or a consultant, but does not include a business office, a studio, a pet or veterinarian's clinics, a clinic, an animal shelter, a massage or body-rub parlour or any adult entertainment establishment.

Other uses include:

- Open storage
- Scientific or medical laboratory
- Warehouse
- Data centre
- Crematorium
- Factory store
- Food processing establishment
- Industrial use
- Cannabis production facility







# Stratford Ontario

**Internationally** recognized as an Intelligent Community, Stratford's tradition of innovation and broadband connectivity attracts the world's best talent. The business community has top industry leaders, early adopters and innovators all working together with millions in infrastructure.

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.

Access routes to Canada's key transportation artery: Highway 401 to the south, east and west by Highways 7 and 7 / 8; and by Perth Road 113 / County Road 6.

Less than a three hour drive from more than six million customers and five major border crossings to the United States. Stratford's strategic location offers easy access to several of the world's fastest growing markets.

City	Market size	Distance (km)	Drive time (hours)
Stratford's countryside		2	0.3
Kitchener	210,000	50	0.5
Woodstock	36,000	42	0.5
Cambridge	80,000	61	0.75
London	377,000	65	0.75
Brantford	94,000	80	0.75
Hamilton	610,000	100	1.0
Toronto	3,900,000	155	1.5
Montreal	1,100,000	686	6.5
Cleveland, USA	506,000	505	5.0
Pittsburgh, USA	370,000	560	5.5
Chicago, USA	2,783,000	689	7.0
Boston, USA	574,000	940	9.5
New York, USA	7,322,000	931	9.5



# Stratford's strategic location

#	Border crossing	Distance (km)	Drive time (hour)
1	Sarnia	150	1.5
2	Windsor / Detroit	243	2.5
3	Niagara Falls	184	2.0
4	Fort Erie / Buffalo	206	2.0

**Five** Universities, colleges & advanced skills training in easy driving radius

**32,000** Residents & growing based on 2016 census

**6M** Potential customers within a three hour drive time

**30km<sup>2</sup>** Broadband & wifi connectivity

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## Get more information

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