

For Sale
1172 Erie Street
Stratford, Ontario

GLEED



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Stratford, Ontario

Asking Sale Price:
\$4,250,000

- Prime Industrial Site
- 36.85 Acres
- Total Building Size: 295,000 sq ft
- Consists of Warehouse and Finished Office
- 8 Dock Loading Doors
- 5 Grade Loading Doors
- Clear Ceiling Height: 18'
- Property Taxes: \$197,534 (2014)
- Zoning: Industrial
- Lease option available

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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.

Stratford, Ontario is geographically, economically and technologically in the heart of it all. Stratford is poised for significant growth with its successful combination of economic opportunities, culture, and lifestyle.

from www.stratfordcanada.ca

Competitive Advantages:

- Value added agri-food
- Information and communication technology
- Green sector technology
- Plastics
- Advanced manufacturing
- High tech manufacturing
- Transportation
- Close to Highway 401, Canada's main ground transportation artery
- Within a 2.5 hour's drive of five border crossings
- Mainline passenger and freight rail service to Detroit, Chicago and Buffalo

- Within an hour's drive of three international airports
- Stratford is home to RBC's new computer centre fostering technology and innovation



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