



FOR SALE BY RFP

Contact:

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City of Port Colborne Prime Industrial Land Available

Tender Closes: April 19th, 2024 at 2:00 P.M. (EST)

Property Details	Comments
<p><u>Acreage</u></p> <ul style="list-style-type: none"> • 21.81 acres (8.828 hectares) 	<p><u>Access</u></p> <ul style="list-style-type: none"> • In a location fronting Invertose Drive and with access to Highway 58 (Westside Road)
<p><u>Asking Price</u></p> <ul style="list-style-type: none"> • \$200,000 per acre 	<p><u>Strategically Located</u></p> <p>The City of Port Colborne is strategically located on Niagara's South Coast and the north shores of Lake Erie. The City is linked to a sophisticated highway network, with three provincial highways (King's Highways 3, 58, and 140) providing direct access. Located only 20 minutes from the US border, and one hour from the Greater Toronto Area, Port Colborne is within a day's drive of half of North America's purchasing power.</p>
<p><u>Zoning</u></p> <ul style="list-style-type: none"> • HI – Heavy Industrial 	<p><u>Servicing Status</u></p> <ul style="list-style-type: none"> • Fully serviced to property line – with a 300 mm watermain and a 375 mm sanitary sewer
<p><u>Servicing</u></p> <ul style="list-style-type: none"> • Fully serviced (water and wastewater to property line and stormwater) 	<p><u>Studies Completed</u></p> <ul style="list-style-type: none"> • Scoped EIS – Environmental Impact Study • Phase 1 ESA – Environmental Site Assessment • Hydrologic Wetland Evaluation

Zoning Permitted Uses

- Cannabis Production Facility;
- Bulk Fuel Depot;
- Car wash;
- Contractors Yard;
- Crematorium;
- Education Facility;
- Industry, Light;
- Industry, Heavy;
- Heavy Equipment Sales and Service;
- Motor Vehicle Repair Garage;
- Public Uses;
- Research Facility;
- Transportation Depot; and
- Uses, structures and buildings accessory thereto and does not include obnoxious, dangerous, or offensive trades.

Industry, Heavy - Defined

- The manufacture or processing of products from raw materials; and
- Outdoor processing of products and materials.

RFP Process

The City of Port Colborne has received significant interest in this parcel of property. As a result, the City has decided to issue an RFP (Request for Proposal) for the site as a means of allowing all interested parties an equal opportunity to be considered as a purchaser for this property.

The RFP process will allow potential purchasers to promote their development to the City, showcasing it as having a positive economic impact on the community. This process will allow the City to evaluate all proposals on an equal footing with the information provided. Those submitting proposals are encouraged to provide as much detail as possible to support their development proposal and ensure a comprehensive understanding of the proposed use.

Proposals will be evaluated by a City Project Review Team based on various factors, including price offered, job creation, timing from sale to commencement of build, and economic diversity. Proposals will be ranked and selected to move to a formal agreement of purchase and sale. City Council will be presented with the proposals, evaluations, and it is they who will make the final decision.

The RFP form includes included as the 2nd last page of this document.

The Corporation of the City of Port Colborne

For Sale by RFP

Industrial Lands – Invertose Drive

Proposals should be emailed to Diana Vasu, Diana.Vasu@portcolborne.ca, Acting Deputy City Clerk. Please ensure your email and attachments have been acknowledged by the City contact person. For hard copy submissions, please provide five (5) hard copies to Attn: Diana Vasu, Acting Deputy City Clerk, 2nd Floor, Port Colborne City Hall, 66 Charlotte Street, Port Colborne, ON L3K 3C8, on or before April 19th, 2024, but no later than 2:00 p.m. (EST).

Bid Received From

Name:

Address:

Email:

Telephone:

Proposed Use:

Real Estate Representation:

A summary of all proposals will be presented to City Council for consideration. Only those proposals selected by City Council will proceed to formal agreement. Please note that the highest or any bid will not necessarily be accepted.

Proposal Details

Those submitting proposals for the purchase of the City's vacant industrial property on Invertose Drive are requested to outline their plans for the property. Please answer all of the questions below as clearly as possible, and align your answers with the corresponding question number.

Furthermore, those submitting proposals are encouraged to provide additional information, such as proposed site plan, sample building renderings, company profile, proposed timing of the build, etc. This information is not a requirement, but will support your submission and help the City to better understand the full intent of the proposal.

- 1) Price offered per acre
- 2) Expected start date of construction
- 3) What is the proposed use of the property and buildings?
- 4) Proposed building size
- 5) Expected employment
- 6) Is this a speculative development (i.e., being built to lease to another party)?
- 7) If answer to question 6 is yes, do you have the tenant already identified?
- 8) Please provide addresses and images of past speculative developments you have built.
- 9) Is this being built by the end user (i.e., will this be owner occupied)?
- 10) If the property is to be owner occupied what is the company name and contact information?