

Industrial land fronting HWY 401

Serviced industrial land for sale by the Town of Ingersoll. Fronting HWY 401, this property is visible to over 70,000 vehicles per day. Accepting proposals up to 12 acres.

TENDER CLOSES WEDNESDAY JUNE 26, 2024 AT 3:00PM (EDT)



Property Details

- Acreage: 12 acres (divisible from 2-12)
- Zoning: MG-6
- Lot Coverage: Min 10%
- Servicing: Fully Serviced
- Studies Completed: Phase 1 ESA, EIS, Geotechnical Investigation, Hydrogeological (Access to studies can be provided upon request)
- Commission: 3% real estate commission offered to licensed realtors.

Comments

Access: Located fronting HWY 401 and Newman Street from Ken McKee Street and Clarke Rd E between Exits 216 and 218.

Strategically Located: between HWY's 402 & 403 directly on HWY 401, within 2 hrs of 6 US border crossings. Close proximity to CN, CP, Ontario Southland and VIA rail.

Servicing Status: Water, waste water, storm water, natural gas, electricity complete to lot line. Purchaser to confirm requirements.

Zoning: <https://www.oxfordcounty.ca/en/services-for-you/resources/Community-Planning/ING/ZBL/I-s14-MG.pdf>

The property is located in Ingersoll's industrial park neighbored by Dot Foods Canada and 214 Carson Co.

A 10m easement on the east side of the property will be retained by the Town.

RFP PROCESS

The Town of Ingersoll has received a great deal of interest in this parcel of land and as a result the Town has decided to issue a request for proposals (RFP) as an equitable means of allowing interested parties an equal opportunity to present offers to purchase the property.

The RFP process will allow potential purchasers to propose their development to the Town as having a positive impact on the community. Town staff and Council will have an opportunity to evaluate all proposals on the information provided. Respondents are asked to provide as much detail as possible to provide the best understanding of the proposed use and development plans.

Proposals will be evaluated on a variety of factors including price offered, proposed building size, job creation, economic diversity and perceived economic impact. Proposals will be ranked and selected to move forward to a formal agreement of purchase and sale. The RFP form is included on the final page of this document. Those submitting proposals are invited to submit them by Wednesday June 26th, 2024 at 3:00PM (EDT).

The Town reserves the right to refuse any or all offers at its sole discretion.



PROPOSAL DOCUMENT

The Corporation of the Town of Ingersoll
For Sale by RFP
50 Newman Street Industrial Lands

SEALED BIDS, enclosed in an envelope and clearly marked as to contents. Will be received by Danielle Richard, Clerk, 130 Oxford St, 2nd Floor Ingersoll N5C 2V5 **on or before, but no later than 3:00pm (EDT) Wednesday June 26th, 2024**

Proposal Submitted by:

NAME: _____

ADDRESS: _____

EMAIL: _____

PHONE: _____

PROPOSED USE (Including acreage, water/waste water/electricity required):

Real Estate Representative (Please complete if you are working with a real estate agent)
*3% real estate commission offered to licensed realtors who are NOT in any way related, affiliated, or associated with the Buyer (ex: if a Realtor representing the transaction is also the purchaser or a partner in the purchasing business they are NOT eligible for commission)

NAME: _____

BROKERAGE: _____

CONTACT INFO : _____

Bids will be accepted until 3pm Wednesday June 26th at 3:00pm (EDT). A summary of all proposals will be presented to Town Council for consideration. Only those proposals selected by Town Council will proceed to a formal agreement of purchase and sale. The Town reserves the right to refuse any and all offers.

PROPOSAL DETAIL

Those submitting a proposal for the purchase of the 50 Newman Street Industrial Lands are requested to provide your proposal outlining the plans for the property. Please answer all of the questions below and number your responses.

In addition to the questions below, potential purchasers are invited to include additional information such as proposed site plan, sample building renderings, company profile, etc. Although the additional information is not a requirement, more detail will assist the Town in better understanding the full intent of the proposal.

1. Price offered per acre
2. Preferred acreage (must meet minimum 10% lot coverage)
3. Minimum acceptable acreage
4. Expected start date of construction (must be within 1 year)
5. Preferred location (if less than the entire property)
6. If your preferred location is not available are you prepared to consider an alternate location?
7. What is the proposed use of the building?
8. Proposed building size
9. Any known servicing requirements
(water/wastewater/electricity/natural gas)
10. Expected employment
11. Is this a speculative development in its entirety or a portion (ie. being built to be leased to another party)?
12. If the development is speculative, do you have a tenant already identified? If so, what is their proposed use?
13. Provide details and images of other buildings that you have constructed if any.
14. Is this building being built by an end user (ie. will the property be owner occupied)?
15. If the property will be owner occupied, what is the company name?
16. Provide the company website if available.