



**TOWN OF STEPHENVILLE
EXPRESSION OF INTEREST
EOI NO. 2025-06**

SALE OR LEASE OF THE STEPHENVILLE INDUSTRIAL FACILITY



**Issue Date: July 18, 2025
Closing: August 18, 2025, at 15:00
EOI Opening: August 18, 2025, at 15:30**

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Purpose

The Town of Stephenville invites Expressions of Interest (EOI) from qualified parties for the purchase or long-term lease of the Stephenville Industrial Facility. The Town is seeking submissions that align with its strategic goal of supporting job creation, industrial growth, and sustainable economic development.

The purpose of the EOI is to identify parties with interest, experience, and capacity to operate or redevelop the facility. Responses will inform potential next phase of a formal Request for Proposals (RFP) or negotiated agreement.

Development Compliance and Implementation

All proposals must be in full compliance with Provincial, Federal, and Municipal regulations governing land development and environmental protection. The successful respondent will be responsible for ensuring that the proposed development project carefully follows all regulations throughout all phases of implementation.

Facility Overview

- Location: 1 Connecticut Drive, Stephenville, NL.
- Total Building Size: 101,640 sq. ft.
- Lot Size: Approx. 7.1 acres.
- Zoning: Industrial.
- An appraisal of the Stephenville Industrial Facility can be made available upon request.

Key Features

- Two hangar doors (13m x 13m).
- Five new overhead doors.
- Six electrical distribution stations (up to 600V); 15,000V transformers.
- large laydown area.
- Crane-equipped bays (30m x 90m with 30-ton remote-operated cranes).
- Office space and washrooms.
- Upgraded HVAC, fire protection, CCTV, and LED lighting.
- 15 km to Trans-Canada Highway and Route 460.

Submission Requirements

Interested parties should submit a written Expression of Interest that includes the following:

- Business Name & Contact Info.
- Company Profile (years in operation, ownership, key personnel).
- Experience in industrial facility use or redevelopment.
- Intended Use of the property (sale or lease, industrial activity, etc.).
- Preliminary Capital Investment Plan (if any).
- Potential Economic Benefits (e.g., job creation, training, spin-offs).
- Preferred Transaction Model (purchase or lease).

Evaluation Process

Submissions will be reviewed by the Town based on:

- Alignment with economic development objectives.
- Proponent qualifications and financial capacity.
- Potential for job creation and investment.

Shortlisted respondents may be invited to participate in further discussions or submit a detailed proposal.

Submission Deadline

Date: August 18, 2025

Time: 15:00 (NST)

Submissions must be clearly marked "EOI 2025-06 – Stephenville Industrial Facility" and submitted to:

Town of Stephenville

Attn: Matthew Simms

Manager of Planning and Development

125 Carolina Ave

Stephenville, NL A2N 2S6

Email: matthew.simms@stephenville.ca

Phone: (709) 649-3695

Electronic submissions are acceptable.

Public Procurement Act Requirements

This EOI is issued in accordance with the Public Procurement Act, SNL 2016, c. P-41.001, and the associated Public Procurement Regulations. Key compliance items include:

- Open, Fair, and Transparent Process.
- Equal Access to all qualified respondents.
- Confidentiality: Proprietary information will be handled with care.
- Conflict of Interest: Must be declared in submission.
- No Contractual Obligation: This is not a binding procurement.
- Any future procurement process will follow the Act and be posted publicly in accordance with thresholds and notification standards.

Appendix A

