



511 Innovation Avenue, Summerside, PE, C1N 0S3 Price: \$3,000,000

Description: Building Zero is Atlantic Canada's first passive-design certified multi-tenant industrial facility, located within the Summerside Business Commons Eco Park. Engineered to achieve over 90% energy savings on heating and cooling compared to conventional industrial space, Building Zero is powered entirely by clean, renewable energy through Summerside's municipally owned electric utility — one of the most advanced municipal smart grids in North America. The building offers four independent units, each comprising 1,677 sq ft of manufacturing space, 990 sq ft of office space, and 450 sq ft of storage. Units are available individually or combined up to the full 17,000 sq ft. Shared common areas include a reception lobby, loading bays, washrooms, and over 200 on-site parking spaces. Each unit features a two-storey layout with second-floor open offices, kitchenette, and exterior patio. Vacant possession. Lease to own structures are available for qualified end-users.

Ideal for: Advanced manufacturing, clean technology, food processing and value-added production, bioscience, aerospace supply chain, and energy technology companies.

CONTACT

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Company: City of Summerside

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PROPERTY DETAILS

Building Age: 1 year

Elevator: Yes

Number of Floors: 2

Heating/Cooling: Geothermal

Lot Size: 0.73

Entire Building sq/ft.: 17,000

Parking: Dedicated parking lot (200 spaces)

Sprinklered: Yes

Security: Security system

Networked: Yes

Loading Doors: Yes

Restrooms: Yes

UTILITIES

Power on Site: Yes
Telecom on Site: Yes

ADDITIONAL INFORMATION

Key Features:

- 17,000 sq. ft. total — four independent units available individually or as a whole
 - Passive-design certified — first of its kind in Atlantic Canada
 - 90%+ energy savings versus conventional industrial space
 - Powered by municipally owned renewable energy utility
 - Vacant possession — move-in ready
 - Over 200 on-site parking spaces
 - Direct connectivity to major highways, two airports, Confederation Bridge, and Summerside Port
 - Lease to own available
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QUESTIONS

If you have any questions about our listings tool, contact

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