



Jacqueline DesRoches
Commercial Sales & Leasing
902 954 0601
Jacqueline.DesRoches@colliers.com

For Sale | 175 Greenwood Drive, Summerside, PE

Turnkey Industrial Facility in Summerside, PE

±13,600 SF Building | ±1.65 Acres

Colliers East
149 Kent Street, 2nd Floor
Charlottetown, PE
C1A 1N5



Property Overview

This ±13,600 square foot industrial facility is situated on a ±1.65-acre site within Summerside's established industrial district. The property combines functional industrial infrastructure, flexible layout options, and strong regional connectivity, making it suitable for manufacturing, warehousing, processing, or specialized industrial uses.

The building features approximately 20-foot clear ceiling heights, a grade-level overhead door, and a loading dock, supporting efficient shipping and receiving operations. Approximately ±4,000 square feet is finished as production and office space, with the balance configured as open warehouse area. The site offers ample on-site parking, multiple access points from Greenwood Drive, and potential for outdoor storage or future expansion.

Previously licensed for cannabis processing and historically used for aerospace manufacturing, the property benefits from significant existing electrical and HVAC capacity, positioning it as an attractive opportunity for cannabis operators and other industrial users requiring enhanced electrical and HVAC capacity.

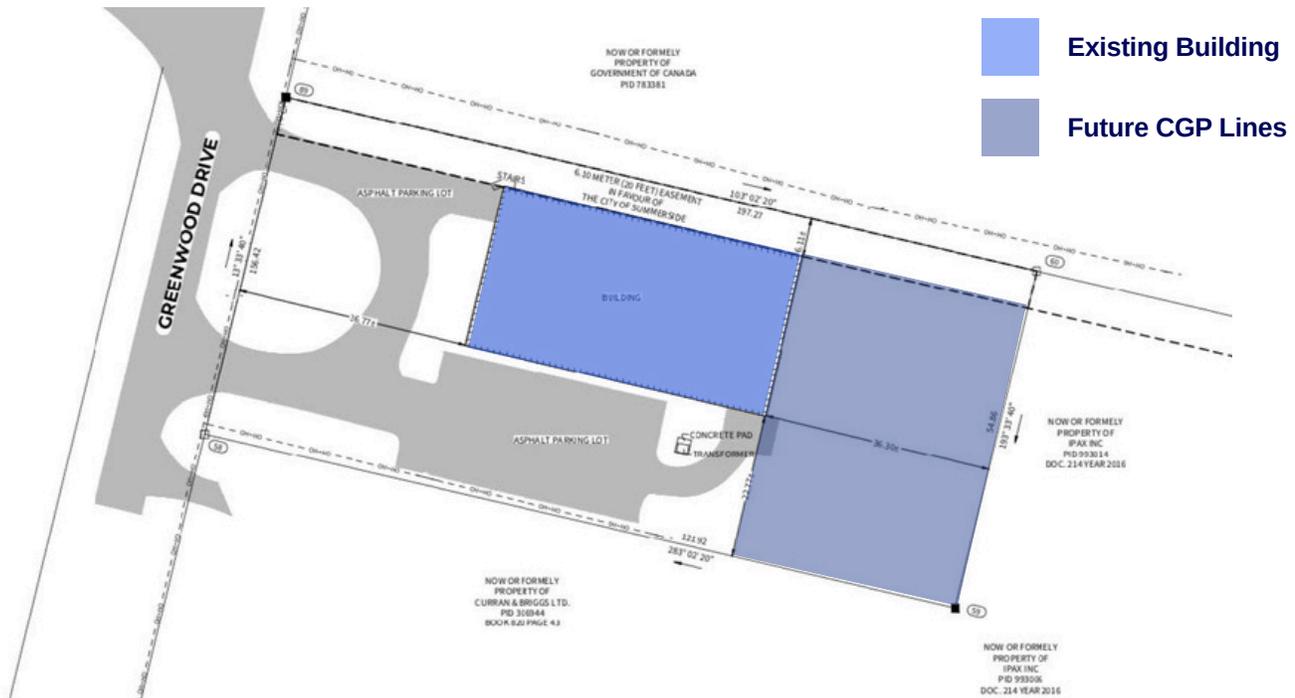
Key Features

- **Civic Address:** 175 Greenwood Drive, Summerside, PE
- **PID:** 900050
- **Property Type:** Industrial Warehouse
- **Total Building Size:** ±13,600 SF
 - ±4,000 SF - Built out office and production area
 - ±9,600 SF - Open warehouse space
- **Lot Size:** 1.65 Acres
- **Ceiling Height:** 20 ft clearance
- **Assessment (2022):** \$659,300
- **Taxes (2025):** \$22,416
- **Zoning:** M1 | Light Industrial
- **Parking:** Ample paved on-site

Asking Price: \$2,380,000

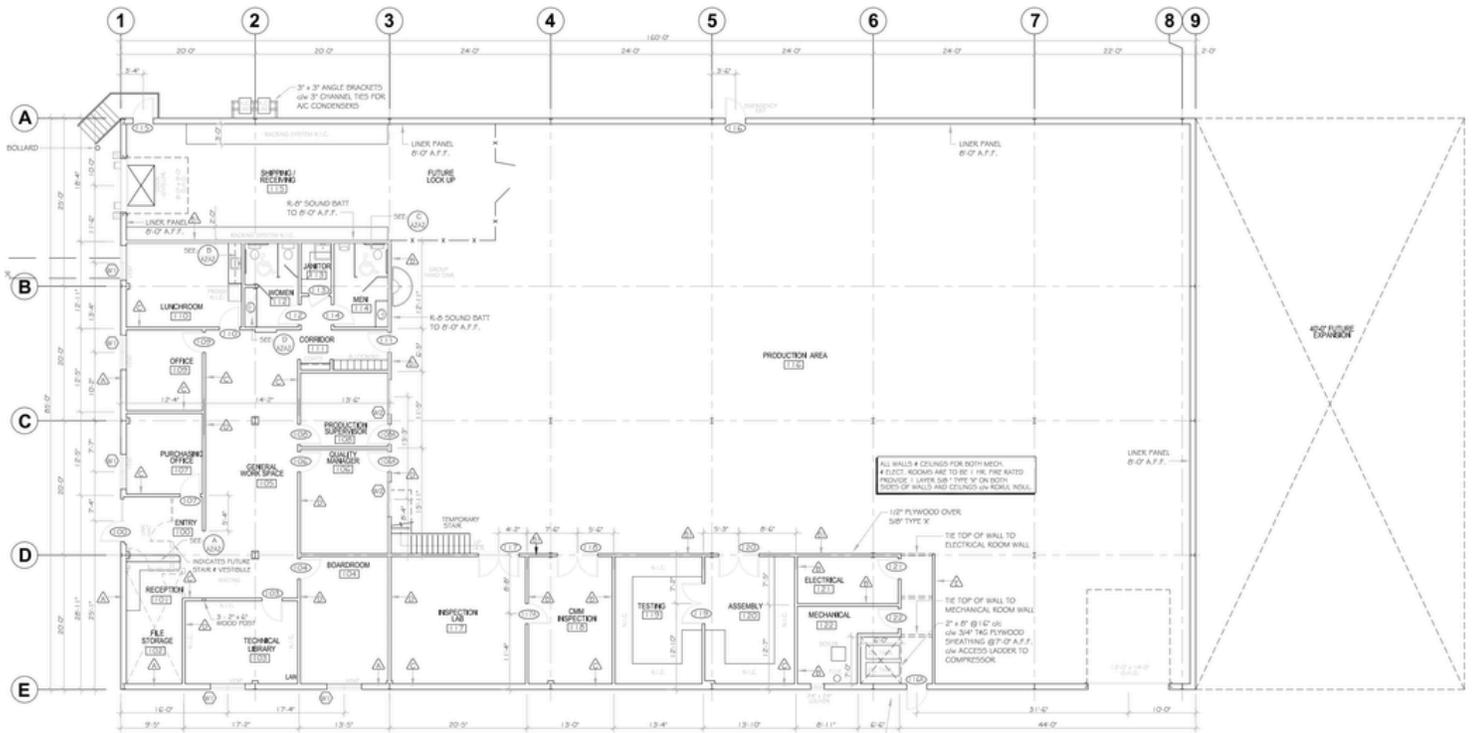


Site Plan



- Existing Building
- Future CGP Lines

Floor Plan



Exterior

Property Photos



Office and Production | ±4,000 SF

Property Photos

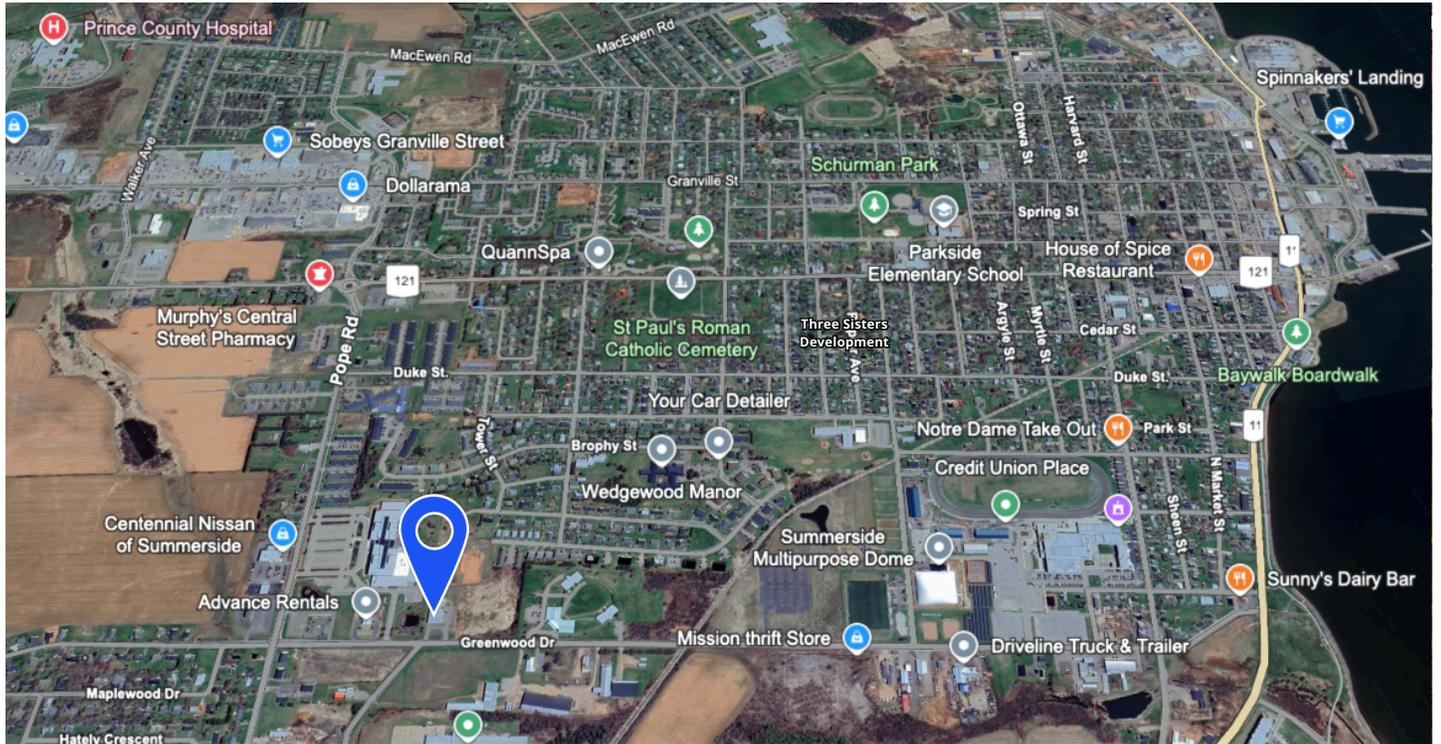


Open Warehouse | ±9,600 SF

Property Photos



Area Overview



Located within the Summerside Business Park, 175 Greenwood Drive offers excellent connectivity for distribution and logistics. The property is situated in an established 34-acre business park that is well-known as a diversified light-manufacturing and industrial hub.

The property provides convenient access to Highway 1 (Trans-Canada Highway), just minutes away, enabling efficient travel across Prince Edward Island with direct routes to Charlottetown (approximately 45 minutes) and the Confederation Bridge (approximately 20 minutes). Its strategic location within the Summerside Business Park supports seamless regional transportation, while proximity to the Port of Summerside offers added value for businesses requiring marine freight access. This combination of highway, bridge, and port connectivity makes the site ideal for companies involved in manufacturing, processing, or broader Atlantic distribution.

Demographics | Within 5 KM

Total Population	Total Households	Labour Employment Rate	Average Household Income	Median Age
19,051	8,251	90.3%	\$97,337	44.7



Accelerating success

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