

Summerside

PRINCE EDWARD ISLAND

# ENERGIZING NEW OPPORTUNITIES

BRAND NEW PASSIVE  
INDUSTRIAL SUITES



**BUILDING**  
IS READY  
FOR LEASE **ZERO**

Atlantic Canada's Premier Multi-Tenant  
16,600 Industrial Suites Setting the New  
Standard on Efficiency

City of  
*Summerside*  
Prince Edward Island  
Canada



SUMMERSIDE, PEI  
BUSINESS  
COMMONS  
ECO PARK

# SUMMERSIDE

## A NEW LEASE ON LIFE

### INTRODUCTION

Welcome to Summerside: Where Operational Efficiency Meets Environmental Consciousness. Discover how our cutting-edge, eco-friendly manufacturing facility not only reduces operational costs but also champions sustainability, making it the ideal choice for your business location needs.

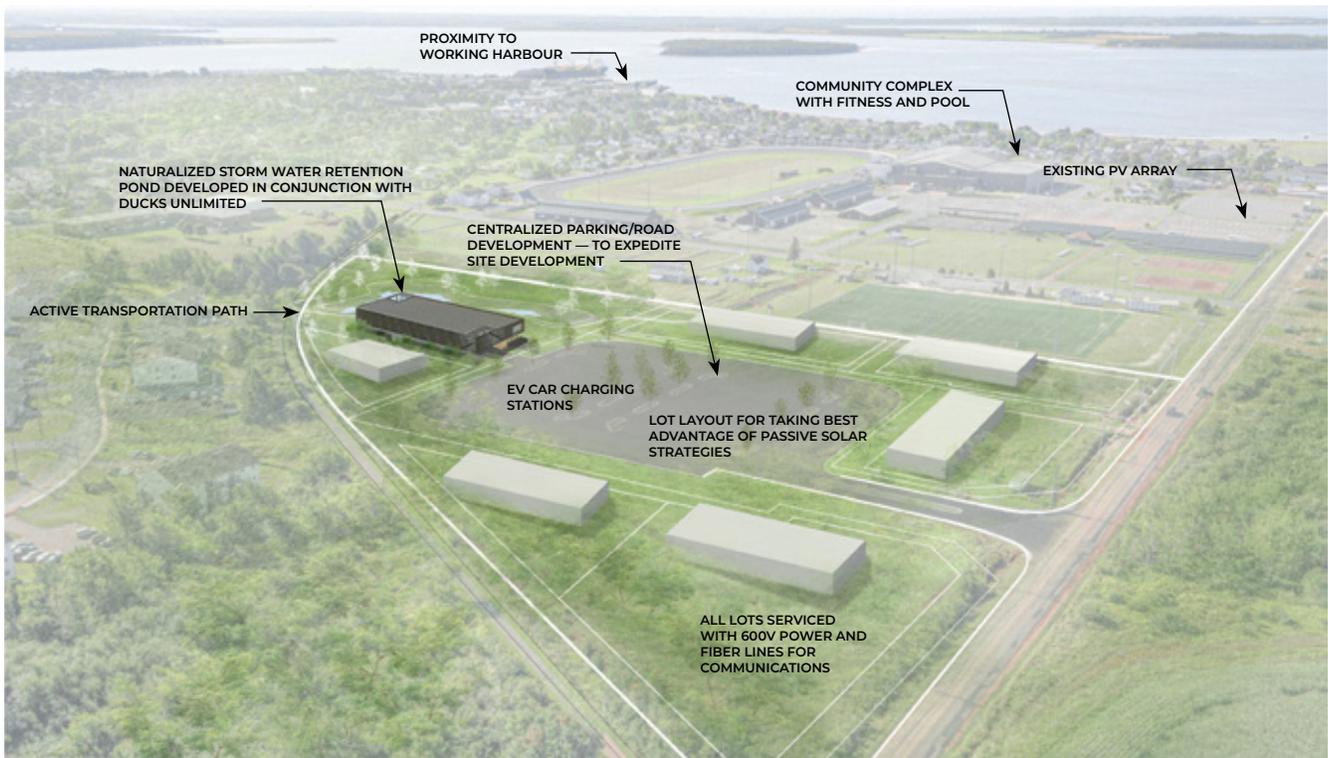
Our newest and most advanced **16,600 Square Foot Manufacturing Hub Facility** is fully passive design certified\* and inspired by efficiency. It has a minimalist footprint that embraces all the top features a company looks for in a location.

Summerside Business Commons is Prince Edward Island's first and only eco-business park, offering world-class facilities with smart, environmentally friendly, and resource-saving features. Shared services and open spaces set the Park far apart from other business and industrial locations. Unique design and purposeful attributes ensure a perfect platform for long-term growth.



# ZEROØ

\*Certified Passive Net Zero Design is a design that cuts emissions and optimizes operational costs.



**FAST**

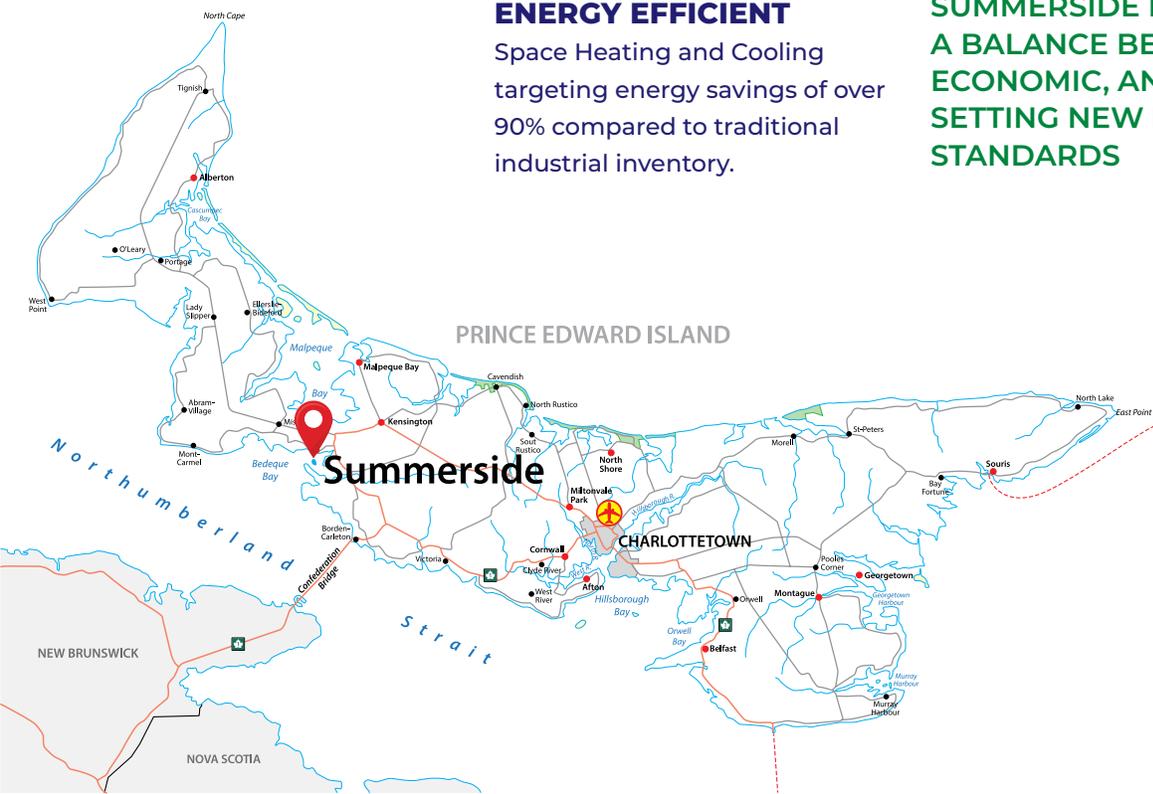
Move-in Ready with minimal leasehold fitups.

**ONLY “CERTIFIED PASSIVE HOUSE”  
MANUFACTURING FACILITY IN  
ATLANTIC CANADA**

**ENERGY EFFICIENT**

Space Heating and Cooling targeting energy savings of over 90% compared to traditional industrial inventory.

**SUMMERSIDE ECO PARK IS  
A BALANCE BETWEEN SOCIAL,  
ECONOMIC, AND ENVIRONMENT—  
SETTING NEW EFFICIENCY  
STANDARDS**



# LEASING TARGETS

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## BUILDING ZEROØ



## Seeking Tenants:

### Manufacturing and Value-Added Manufacturing Enterprises

- + Research and Development Enterprises in Renewable Technologies, Bio, IT-related, and advanced IT Systems development
- + IT Software Development Companies
- + Value Added Food Processors
- + Exportable products and services manufactured in Summerside
- + Clean Technology
- + Innovative Renewable Energy
- + Natural Health Products
- + Engineering
- + Bioscience and Bio-resource

Summerside is the ideal launchpad for domestic and international companies seeking to expand. With its adaptable and municipally owned utility infrastructure and a strong history of supporting businesses, the city offers an inspiring environment for businesses in the cleantech sector.

**This 4-Unit fully certified passive design allows for the most flexible manufacturing space and shared features to maximize efficiency and profit.**

This facility will provide research and manufacturing space for companies looking to relocate to Canada and/or enter into the North American market.

Building to “Certified Passive House” standards differentiates this building from other industrial facilities within the region and will address the sustainability targets of new and emerging companies that have clear environmental mandates and socially responsible priorities.

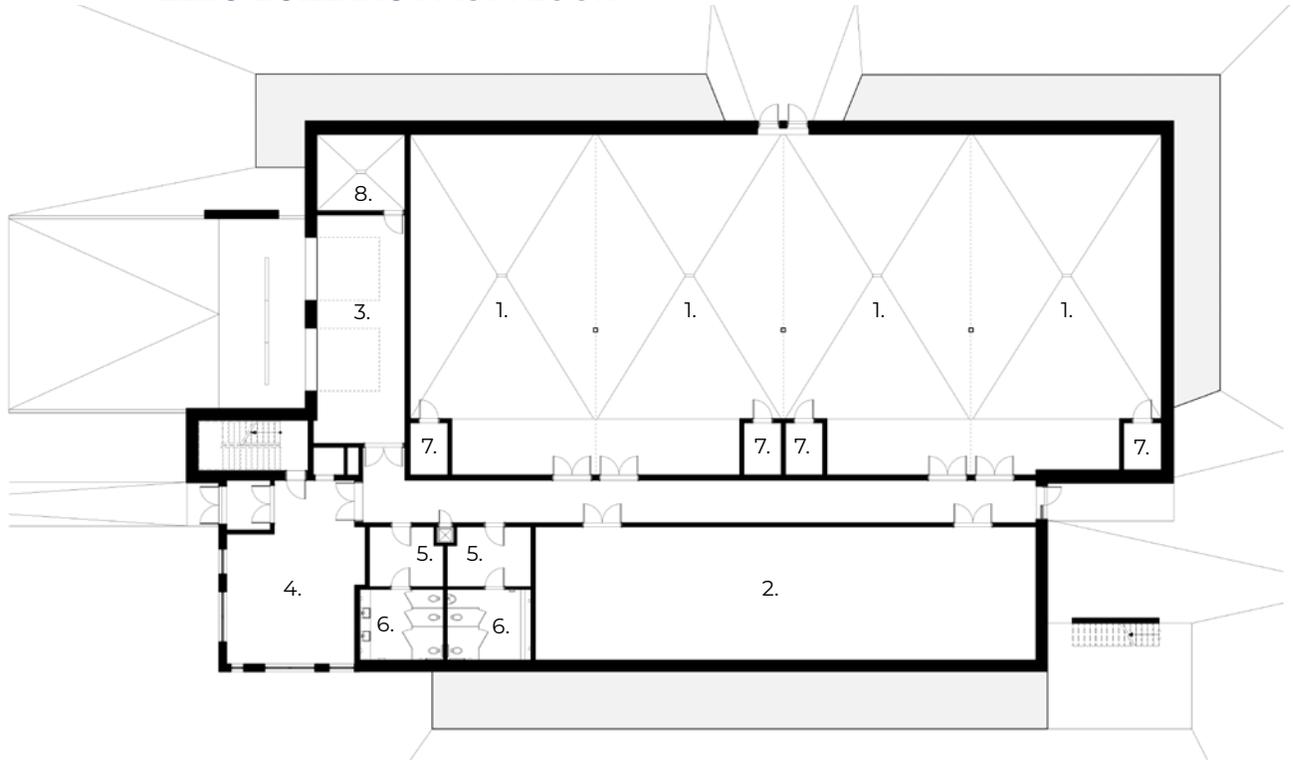
This facility will set a precedent and raise standards for future industrial developments and bolster PEI’s growing clean technology and bioscience manufacturing industry.



**Leasing:** Building can be demised into one to four units to suit clients’ needs from 3,117 to 16,600 sq ft.

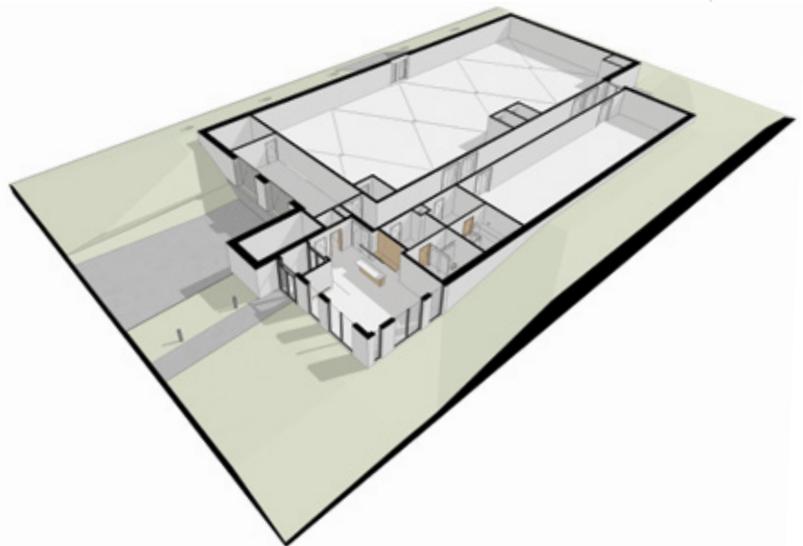
# A CLOSER LOOK AT OUR FACILITY

## ZERO BUILDING FIRST FLOOR



### First Floor

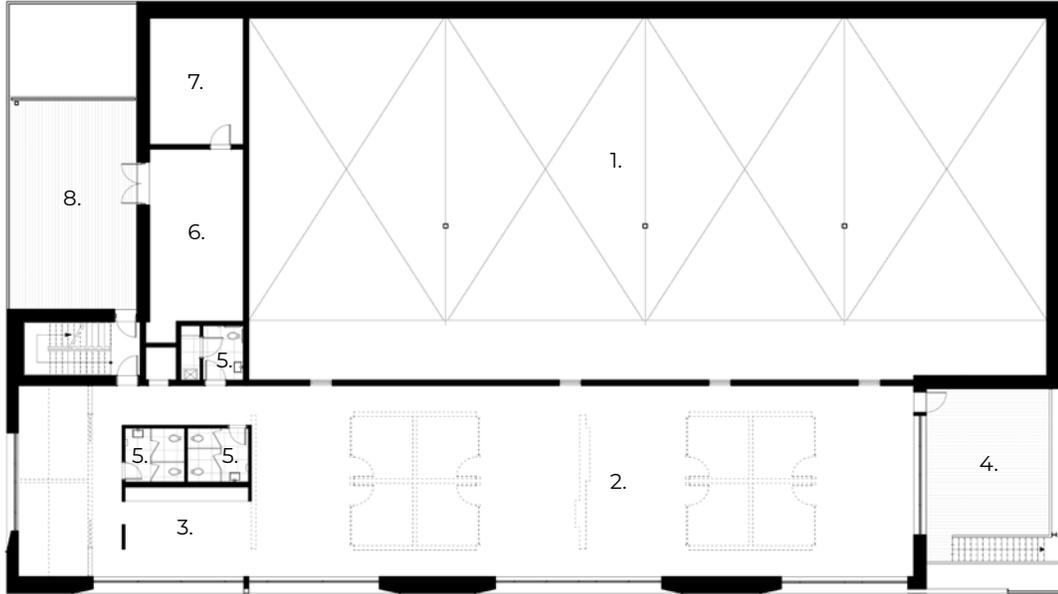
- 1. Manufacturing
- 2. Warehouse
- 3. Shipping and Receiving
- 4. Entry lobby/Reception
- 5. Change room
- 6. Bathroom
- 7. Tenant electrical room
- 8. Mechanical room



### Manufacturing Suites

Unit	Manufacturing Space	Office Space	Storage Space
Unit 1	1,677 Square Feet	990 Square Feet	450 Square Feet
Unit 2	1,677 Square Feet	990 Square Feet	450 Square Feet
Unit 3	1,677 Square Feet	990 Square Feet	450 Square Feet
Unit 4	1,677 Square Feet	990 Square Feet	450 Square Feet

## ZERO BUILDING SECOND FLOOR



### Second Floor

1. Manufacturing
2. Open work stations and offices
3. Kitchenette
4. Exterior patio
5. Bathroom
6. Mech. room
7. Elec. room
8. Exterior mech. platform



### Common Areas

Amenity	Features
Loading Bays	550 square feet
Parking	36 Parking Spaces Inc. (over 200 onsite)
Shared Reception / Entrance Lobby (Future Common Board Room)	600 Square Feet
Washrooms/Lockers	180 Square Feet

# SPECIAL FEATURES

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- Fully Passive Certified Facility providing the most energy efficient green facility in Atlantic Region
- 100% Geothermal heating and cooling
- Four (4) self contained 1,600 square foot manufacturing suites representing over 6,500 square feet of manufacturing space
- Shared spaces to reduce overall square foot needs allowing business to focus on business
- Passive heating, cooling, and ventilation through optimized lot and building orientation
- Shared shipping and receiving to reduce Leasing Costs, with two (2) loading docks and 10' x 10' overhead doors
- Energy storage to reduce electrical consumption and store energy on an industrial scale
- Over 20' clear span ceiling heights per unit
- 450 Square Feet of dedicated storage per unit
- Access to centralized loading, shipping, and receiving
- Shared spaces include reception, office, and meeting suites



# LEASING OPPORTUNITY

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## WHAT'S INCLUDED IN THE PRICE

- Over 1,600 square feet of open space and 20-foot high manufacturing space
- 450 square feet of dedicated storage space
- Concrete or gypsum board wall finishes ready for company's brand colours
- Access to a shared loading facility
- Fully sprinklered facility
- Shared Reception and Office Spaces along with common meeting areas minimizing upfront investment

## OUR GREEN COMMITMENT

Primary Energy Source within the City of Summerside will be providing 65% of the energy needs from Sustainable wind and solar projects.

There is no consumption of fossil fuels used in the heating or cooling of this facility. Heating and Cooling will be provided through a combination of in-ground geothermal wells, and electrical.

This "Passive House Facility" is set to achieve 47 kWhrs / meter squared / year. Or 2.34 Times better than current provincial targets.

At City's Current Electrical Rates for Industrial Consumers project annual operating costs: 71,687 kWhrs @ 0.09 cents / kwh (City of Summerside Industrial Rates) = \$6,451.83  
This Passive House Facility is achieving the following Effective R-Values:

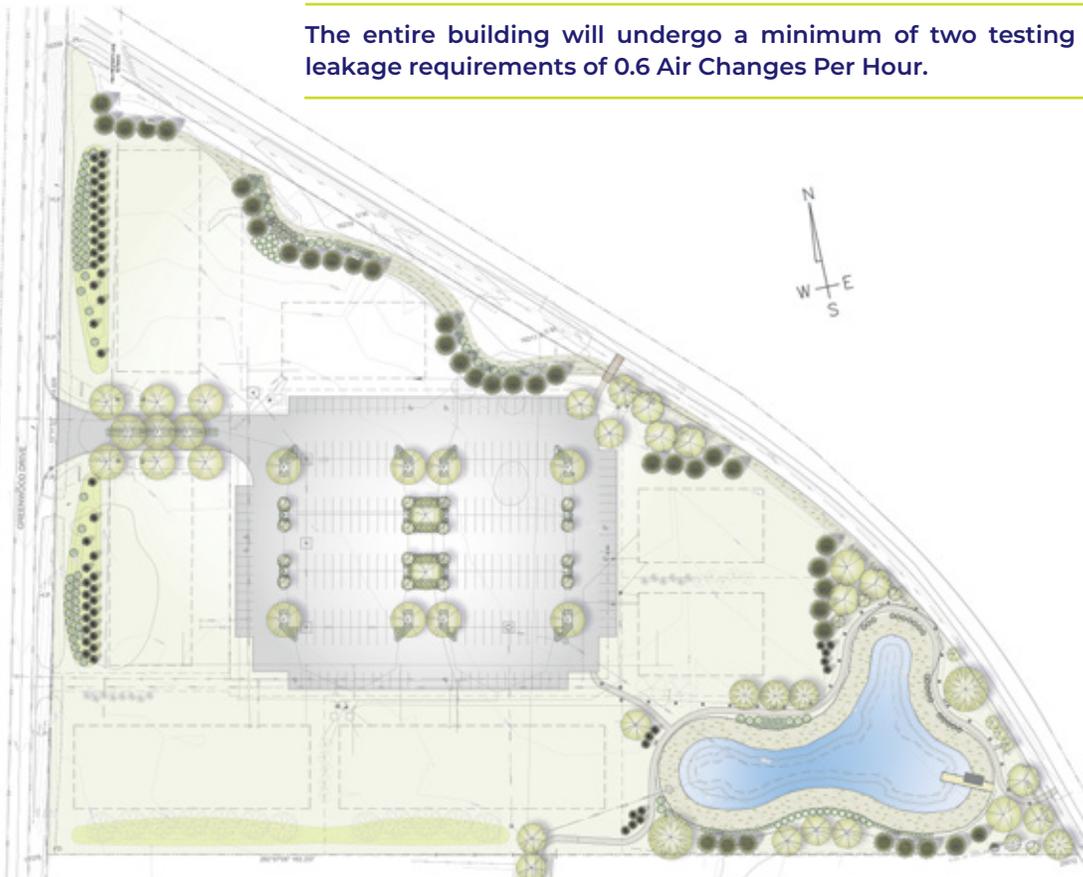
Sub Slab:	R35	4.4 Times Better than National Energy Codes
Walls:	R55	2.4 Times Better than National Energy Codes
Roof:	R65	2.1 Times Better than National Energy Codes

Energy recovery ventilation is required to be a min of 85% effective. 1.3 Times more efficient than Code Minimums.

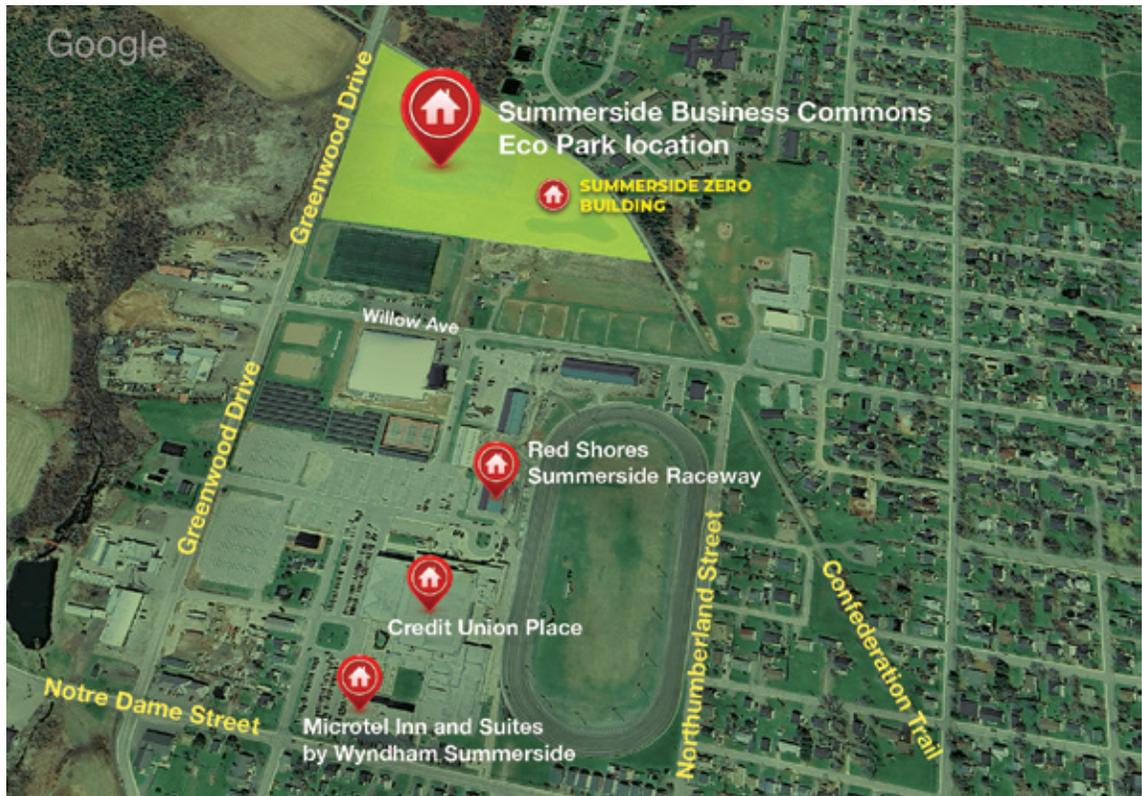
This Facility is provided with triple glazed windows and doors with extremely low air leakage rates.

This facility will be required to meet 0.6 ACH or 5 times better and must be verified by field testing.

The entire building will undergo a minimum of two testing cycles to verify required air leakage requirements of 0.6 Air Changes Per Hour.



# LOCAL NEIGHBOURHOOD



- + A 10-minute walk to Summerside's brand new Microtel 83 Room Hotel
- + Adjacent to Summerside Credit Union Place a multi-faceted Sporting and Recreational Complex and Dining
- + A 5-minute walk to Green Shore year round waterfront park
- + Convenient linkages with adjoining businesses
- + Access to nearby public lands and open space
- + Close to Historic Downtown
- + Dining Options Adjacent to Park

## DISTANCES TO KEY FEATURES

Airport	50 km
Confederation Bridge	26 km
Highway Route 2	3 km
Summerside Port	2 km
Moncton	130 km
Halifax	297 km

## PERFECT BUSINESS LOCATION



# ABOUT SUMMERSIDE

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## OVERVIEW

Summerside Business Commons is the newest and most advanced business location for companies seeking a balance between sustainability and efficiency. It is where some of the most talented people converge to create and innovate in a business environment that enhances success.



## **SUMMERSIDE IS A STORY OF POSSIBILITIES. IT'S A STORY OF OUR PEOPLE. AND IT'S A STORY OF OUR SPIRIT.**

The City is firmly committed to solidifying its identity as the “Greenest City in Prince Edward Island” and is dedicated to maintaining that reputation. Our newest facility fully embraces this commitment by building on substantive efforts to uphold environmental standards and contribute to our city’s sustainability goals.

Our Park infrastructure is designed to encourage stunning landscapes and light-filled contemporary spaces to enhance a culture of productivity and personal enrichment. Our first building is fitted with a host of green features to keep resource-use low and carbon footprints to a minimum.

Summerside Business Commons Zero Building is an integrated light manufacturing/processing hub that maximizes productivity while minimizing resources. Intelligent green features, a wide array of building solutions—including facility sharing, energy, and water management—are overseen and managed by an experienced team of professionals who will constantly and continuously work together with the community and the environment to support a sustainable platform for tenant success.

Summerside’s economy is diverse and continues to grow with some of the strongest global brands calling Summerside their home. Samsung SRE, Honeywell, Standard Aero, MDS Coating, and now BluWave-AI all count on Summerside for providing a balanced lifestyle and competitive business costs and acumen. Our areas of expertise in Aerospace, Innovation, Information Technology, Renewable Technology, and Cleantech contribute to both diversity and growth in our community. These sectors thrive in our location, which is conveniently geographically located in the Gulf of St. Lawrence, fostering innovation and development.

Summerside has a strong appetite for cleantech business backed by our robust and enabling infrastructure including its municipally-owned utility, Summerside Electric. Its sophisticated and open fibre network, and our collaborative Xchange business incubator model, uniquely position the city to advance clean energy, energy storage, and cleantech opportunities. The city has a proven track record of collaborating effectively with industries and is furthering its legacy through the advancement of its Summerside Business Commons, a uniquely designed hub on Prince Edward Island.

For Summerside to actualize its low-carbon future, it is seeking substantial investments in cleantech development and deployment, and furthering investments as evidenced through Summerside’s newest and most advanced industrial complex. Given the city’s strategic position and alignment with Provincial’s 2040 Net Zero Framework, the cleantech sector in Summerside is expected to significantly contribute to its economic growth, presenting an unparalleled opportunity for innovators, investors, and residents. The park is the foundational asset to help propel us further.

**BUILDING**  
**ZERØ**

# WELCOME TO YOUR FUTURE

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**SUMMERSIDE BUSINESS COMMONS IS THE NEW  
BENCHMARK OF LIGHT INDUSTRIAL BUILDINGS  
SETTING THE STANDARD IN THE CLEANTECH SECTOR**



**THE CITY'S GOAL IS TO GROW SMALL/MEDIUM BUSINESSES FROM  
A WIDE RANGE OF INDUSTRIES, INCLUDING BUT NOT LIMITED TO:**

- + Manufacturing and Value-Added Manufacturing Enterprises
- + Research and Development Enterprises in Renewable Technologies, Bio, IT-related, and advanced IT Systems development
- + IT Software Development Companies
- + Value Added Food Processors
- + Exportable products and services manufactured in Summerside
- + Clean Technology
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- + Engineering
- + Bioscience and Bio-resource

## **MISSION**

**To provide a functional, safe, and innovative space, where work/life balance is redefined. Specially designed for manufacturing and process enterprises with a focus on export opportunities in a carbon neutral business park.**



## **FOR AN ENTIRELY NEW LEASE ON BUSINESS CALL 902.432.0103**

Learn more about Summerside Business Commons lots or schedule an appointment to review planning and technical information.

### **CONTACT:**

**Michael Thususka, GE, BBA, Ec.D.**  
Director of Economic Development

City Of Summerside  
275 Fitzroy Street  
Summerside, PE C1N 1H9

+1 902.432.0103  
mike@summerside.ca  
www.bigpossibilities.ca

