

# LIGHT MANUFACTURING IN SUMMERSIDE:

## A STRATEGIC ADVANTAGE



## WHY SUMMERSIDE IS A MANUFACTURING POWERHOUSE

Summerside's manufacturing sector, deeply rooted in its rich history of food production, remains a vital force in the local economy. The sector's expansion into advanced industries such as aerospace and food processing and clean tech industries highlights its adaptability and forward-thinking approach. With a strategic focus on exports and attracting investment, **the manufacturing industry has been pivotal to the region's sustained economic development.**

In value-added sectors such as food production, aerospace, and clean technologies, **Summerside's manufacturing industry has been a cornerstone of economic growth for decades.**

To support the next generation of light manufacturing, Summerside continues to enhance its infrastructure by investing in **PEI's first Clean Tech Park and Certified Passive Industrial Manufacturing Suites.** Our newest, most advanced **16,600-square-foot Manufacturing Hub Facility is fully Passive House certified\*** and designed with efficiency in mind. It boasts a minimalist footprint, incorporating all the top features companies look 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 apart from other business and industrial locations, while its unique design and purposeful attributes provide the perfect platform for long-term growth.

### Introducing the Summerside Business Commons Eco-Park

To support the demand, Summerside has invested in PEI's first Clean Tech Manufacturing Park, the Business Commons Eco-Park—an innovative, eco-friendly hub designed for modern manufacturing enterprises.

#### Prime, Collaborative Location:

- Featuring seven strategically designed lots, the Eco-Park promotes collaboration, innovation, and business growth through shared services and resources.

#### Advanced Manufacturing Facility:

- At the heart of the park is a 16,600 sq. ft. state-of-the-art manufacturing facility with a passive energy design, ideal for companies prioritizing both operational efficiency and environmental sustainability.

## A 16,600 sq. ft. state-of-the-art manufacturing facility



## BUILDING FEATURES DESIGNED FOR SUCCESS

**Expansive Layout:** The facility's 20-foot ceilings provide the flexibility needed for machinery, storage, and optimized workflow.

**Eco-Friendly Geothermal Systems:** Energy-efficient geothermal heating and cooling ensure optimal year-round climate control, reducing costs while maintaining environmental responsibility.

**Passive Energy Solutions:** The facility's orientation maximizes passive heating, cooling, and ventilation, further driving down energy costs and supporting sustainable operations.

**Reduced Footprint, Lower Costs:** Designed with a minimized developmental footprint, the facility makes efficient use of land while keeping operational expenses low.

**Streamlined Logistics:** Shared shipping and receiving services simplify supply chain operations and reduce overhead costs, enhancing overall productivity.

**Industrial-Scale Energy Storage:** Advanced energy storage capabilities ensure uninterrupted operations, minimizing reliance on external power and enhancing energy efficiency.

**Employee-Centric Environment:** Easy access to bike paths and nature trails connects the facility to nearby residential areas, encouraging eco-friendly commutes and promoting a healthier work-life balance for employees.

## MAXIMIZE SAVINGS IN SUMMERSIDE

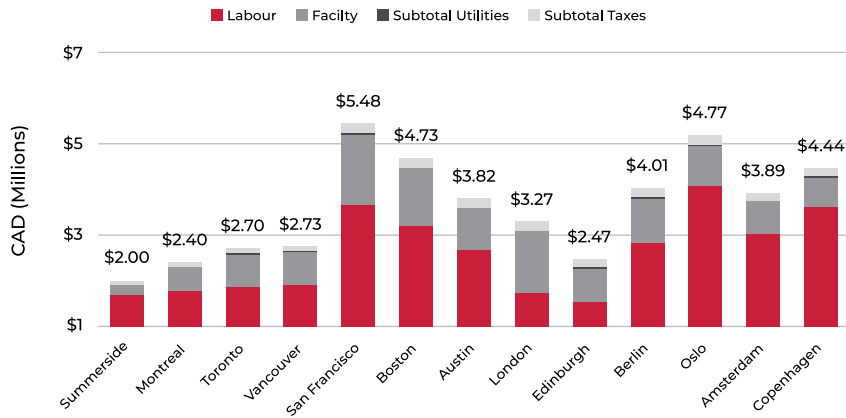
For a light manufacturing company with 30 employees, occupying a 20,000 sq. ft. facility, and consuming 3,000 kWh of electricity, Summerside offers annual cost savings of 20–35% compared to other Canadian cities. Compared to U.S. and European locations, these savings can translate into millions, providing a clear financial advantage.

### QUICK FACTS:

- Canada has 15 trade agreements with 51 countries, reaching 1.5 billion consumers.
- It ranks #2 in the G7 for political stability and #1 in the Green Future Index.
- Atlantic Canada hosts 25 post-secondary institutions and has a GDP of \$114.3 billion.
- PEI led Canada in population growth in 2023, emerging as an economic and industrial hub.
- Atlantic Canada's ports offer global shipping within days, providing significant logistics advantages.
- PEI is strategically located for global business, just four time zones from both San Francisco and London, UK.
- PEI has Canada's third-highest workforce participation rate, with an average job tenure of 8.7 years, ensuring a stable labour market.
- Summerside's population grew 7.8% to 48,000 in 2021, its highest growth rate ever.
- Summerside's median home price was \$315,000, with a short 10-minute average commute, offering high-quality of life for employees.



### Annual Business Cost Light Manufacturing Sector



Being able to develop new manufacturing processes and technology for the company's specialized coatings and polishing for aerospace and industrial turbine engines with the support of all levels of government allows us to further our research and development capacity in a highly competitive market. Being able to lead in innovation through clean technology has allowed our customers to realize significant cost and environmental benefits and doing it in Summerside has given us a competitive edge in our business operations.

**Phil Rodger**, CEO of MDS Coating

Source: Source: 21FSP, Summerside FDI Cost Calculator

## Discover the future of Light Manufacturing—invest in Summerside today and maximize your return.

**For more information contact:**

**Michael Thususka**

Director of Economic Development E. [mike@summerside.ca](mailto:mike@summerside.ca)  
 City of Summerside W. [bigpossibilities.ca](http://bigpossibilities.ca)  
 275 Fitzroy Street W. [summersidexchange.com](http://summersidexchange.com)  
 Summerside, PE C1N 1H9  
 Canada



# Our Value Proposition: A CLEAR FOCUS ON BUSINESS SUCCESS

Every city embodies a unique identity shaped by its residents and businesses. However, for investors, the lens shifts to economic potential. To stand out and attract business, a city must communicate its value proposition clearly.

Summerside's proposition is built on partnering to enhance your business success, sustainability, and profitability. We emphasize competitive advantages, technology commercialization, and risk reduction to accelerate companies' time to market and long-term growth within our community.

While financial incentives matter, real success comes from collaboration and partnership. Our city offers robust infrastructure, open data initiatives, and streamlined processes that support business achievement. We aim to smooth the path to profitability and ensure businesses grow sustainably, reinvesting in our city.

## TAILORED SUPPORT FOR GROWTH

Summerside offers tailored support options, a cost-effective business model, and proof-of-concept testing through the Summerside Xchange. Our expertise in market development and innovation investments ensures seamless business operations.

### Ideal Sectors for Expansion

Summerside provides unparalleled opportunities for businesses in Clean Tech, Aerospace, Information Technology (including AI), and Manufacturing.

### Ready to Grow?

Contact Mike Thususka at [mike@summerside.ca](mailto:mike@summerside.ca) to learn more, or visit our websites [www.bigpossibilities.ca](http://www.bigpossibilities.ca) and [www.summersidexchange.com](http://www.summersidexchange.com) to explore commercialization and expansion opportunities.



## WHY CHOOSE SUMMERSIDE?

Our brand promise is backed by key advantages:

**Comprehensive Support:** Our system, backed by government initiatives, supports your business at every stage—ensuring you have the resources to thrive.

**Robust Infrastructure:** City-owned utilities and renewable energy assets enable innovative projects and pilot programs.

**Long-Term Partnerships:** We focus on lasting relationships for shared growth and success.

**Data-Driven Insights:** Utilize extensive data to make informed business decisions confidently.

### First Passive Industrial Business

**Incubator:** Benefit from a sustainable business incubator designed for operational efficiency.

**Direct Access:** Connect promptly with decision-makers for swift business support.

**Professional Network:** Access a wide network of legal, financial, and industry experts.

**Risk Reduction:** Integrate smoothly into our established infrastructure to minimize risks.

**Faster Returns:** Utilize over 20 years of commercialization experience to boost profitability.

**Proven Expertise:** Benefit from our 100+ years of innovation, supported by testimonials and case studies.

**Comprehensive Support:** Get end-to-end business support, backed by government initiatives, for growth at every stage.