

WHY PEMBROKE?



Population: 14,000
Greater Pembroke
Area: 74,000

Quick Facts

- Heart of the Ottawa Valley
- Located a 1.5 hour drive from Ottawa, Canada's capital city
- Nearest US border crossing: 2 hour drive
- Strategically located on the border of the Province of Ontario and Province of Quebec
- Largest service centre between Ottawa & North Bay, the gateway to Northern Ontario
- Pembroke & Area Airport located just 10 minutes from downtown Pembroke serving corporate business and charter flights
- Located on the shores of the Ottawa River with developed waterfront
- High quality of life with low commute times, small community & many retail and restaurant options
- World-class connectivity
- Available land and natural resources

MAJOR EMPLOYERS

- ✓ **Garrison Petawawa** - Military base
- ✓ **CNL** - Nuclear facility
- ✓ **Algonquin College** - Higher education
- ✓ **HGS** - Call centre
- ✓ **KI Canada** - Furniture manufacturer
- ✓ **Pembroke Regional Hospital** - Healthcare

CONTACT

Interested in investing in Pembroke?

Contact Heather Salovaara, Economic Development Officer,
City of Pembroke
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Contact at the Conference

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WHY PEMBROKE?

ADVANTAGES OF PEMBROKE



Connectivity: Fibre optic lines with redundancy available throughout the City. Speeds of 10gbps upload and 10gbps download.



Low electricity rates: 30% lower than the Canadian average.



Available space: Over 120 acres of serviced land available for development, and many affordable buildings for re-development.



Affordable real estate: Both residential and commercial properties are 50% more affordable in Pembroke compared to the Canadian average.



Grants: Municipal, provincial and federal incentives are available for those looking to invest in Pembroke.



Quick approvals: Small, single-tier municipal government means quicker approvals for development.

SAMPLE FEATURED PROPERTY - 127 INTERNATIONAL DRIVE

Featured Property Highlights

This parcel is certified as investment ready by the Ontario government. This means it is shovel-ready and has all necessary services for most uses.

Lot Size: 28.86 acres/11.68 hectares

Depth: 263 meters

Frontage: 301 meters

Services: Full municipal services

Zoning: M2 - economic enterprise

Permitted uses: Manufacturing, warehouse, office, wholesale, etc.

Cost: \$10,000/acre plus \$135/ linear meter of frontage

Featured Property Services

- Access to a 300 mm water main, and two 150 mm pvc water connections.
- Access to a 200 mm sanitary sewer main that runs adjacent to the site, along with three 105 mm pvc sanitary sewer connections to the site.
- Existing 4" PE Intermediate Pressure Gas Main on International Drive, a higher pressure and increased volume can be increased depending on site location.
- Existing electrical service, with 3 Phase 12470 Volt with excess capacity of 12 kV to 500 kVA.
- Existing fibre optic lines with excess capacity is provided onsite.