

FOR LEASE UP TO 340,335 SF

OCCUPANCY **MARCH 2021**



1121 & 1147
THORNTON RD S
OSHAWA / ONTARIO

Moving
TO NEW HEIGHTS



1121-1147thorntonroad.com



CLEAR HEIGHT



ACCESSIBLE



TRAILER PARKING

**AVISON
YOUNG**

 PANATTONI®

For more information, please contact:

Eva Destunis
Principal | Sales Representative
905.968.8006
eva.destunis@avisonyoung.com

James Wagstaff
Sales Representative
905.968.8039
james.wagstaff@avisonyoung.com

Ryan Hood SIOR
Principal | Sales Representative
905.968.8007
ryan.hood@avisonyoung.com



1121 & 1147
 THORNTON RD S
 OSHAWA / ONTARIO

Moving
 TO NEW HEIGHTS

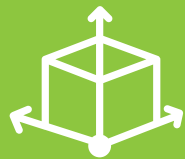
UP TO
40'
 CLEAR HEIGHT

INDUSTRIAL SPACE FOR LEASE

UP TO 340,335 SF / OCCUPANCY MARCH 2021



**AVISON
 YOUNG**



BUILDING AREA

OFFICE AREA

SHIPPING

TRAILER PARKING

ZONING

POSSESSION

Building 1
240,438 sf
 Building 2
99,897 sf

TO SUIT

Building 1
32 TL
1 DI
 Building 2
13 TL
1 DI

30
 for entire site

GI
 General
 Industrial

MARCH
2021

Demisable
 to 100,000 sf
 units



1121 & 1147
THORNTON RD S
OSHAWA / ONTARIO

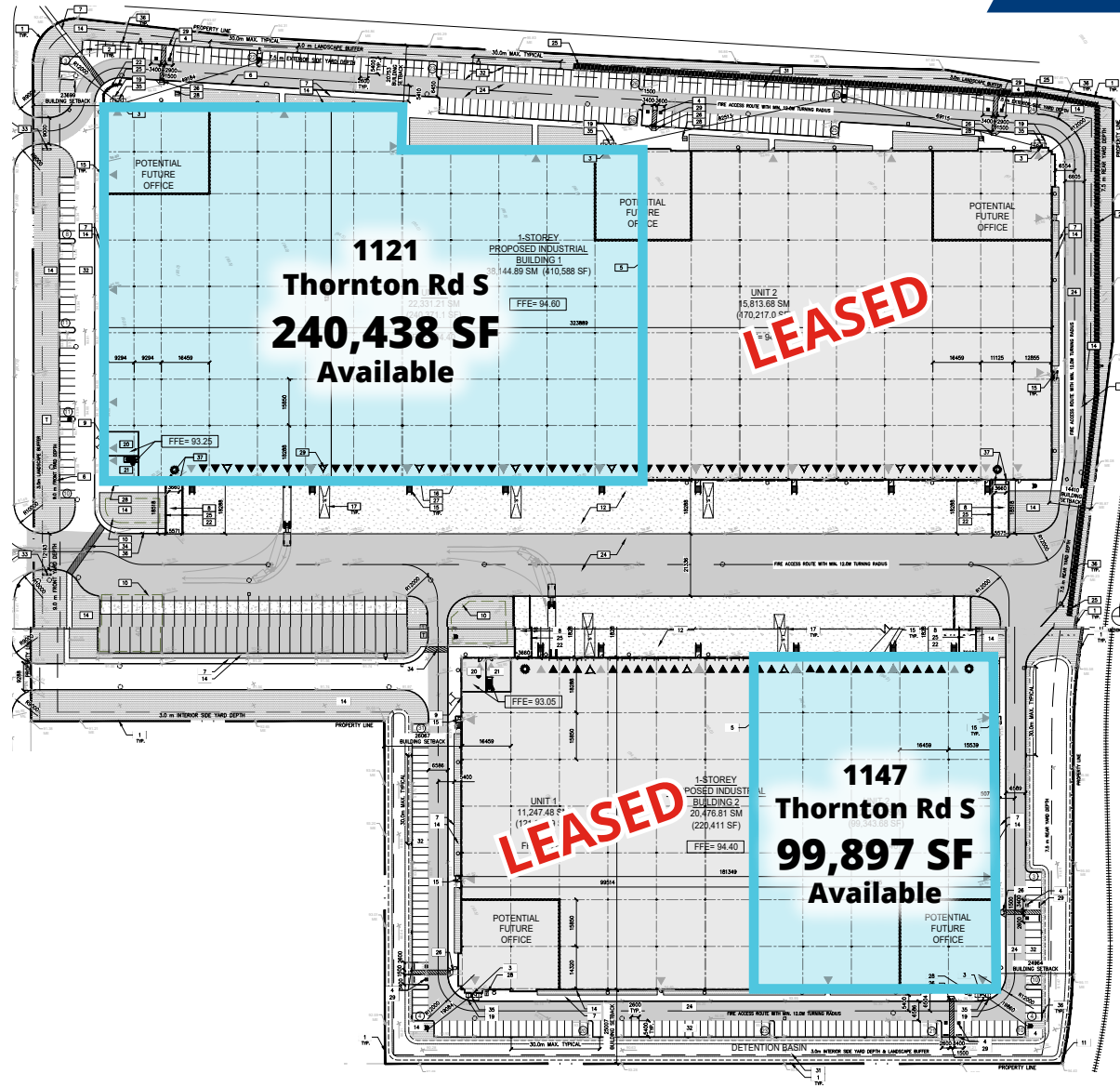
Moving
TO NEW HEIGHTS



**AVISON
YOUNG**

INDUSTRIAL SPACE FOR LEASE

SITE PLAN

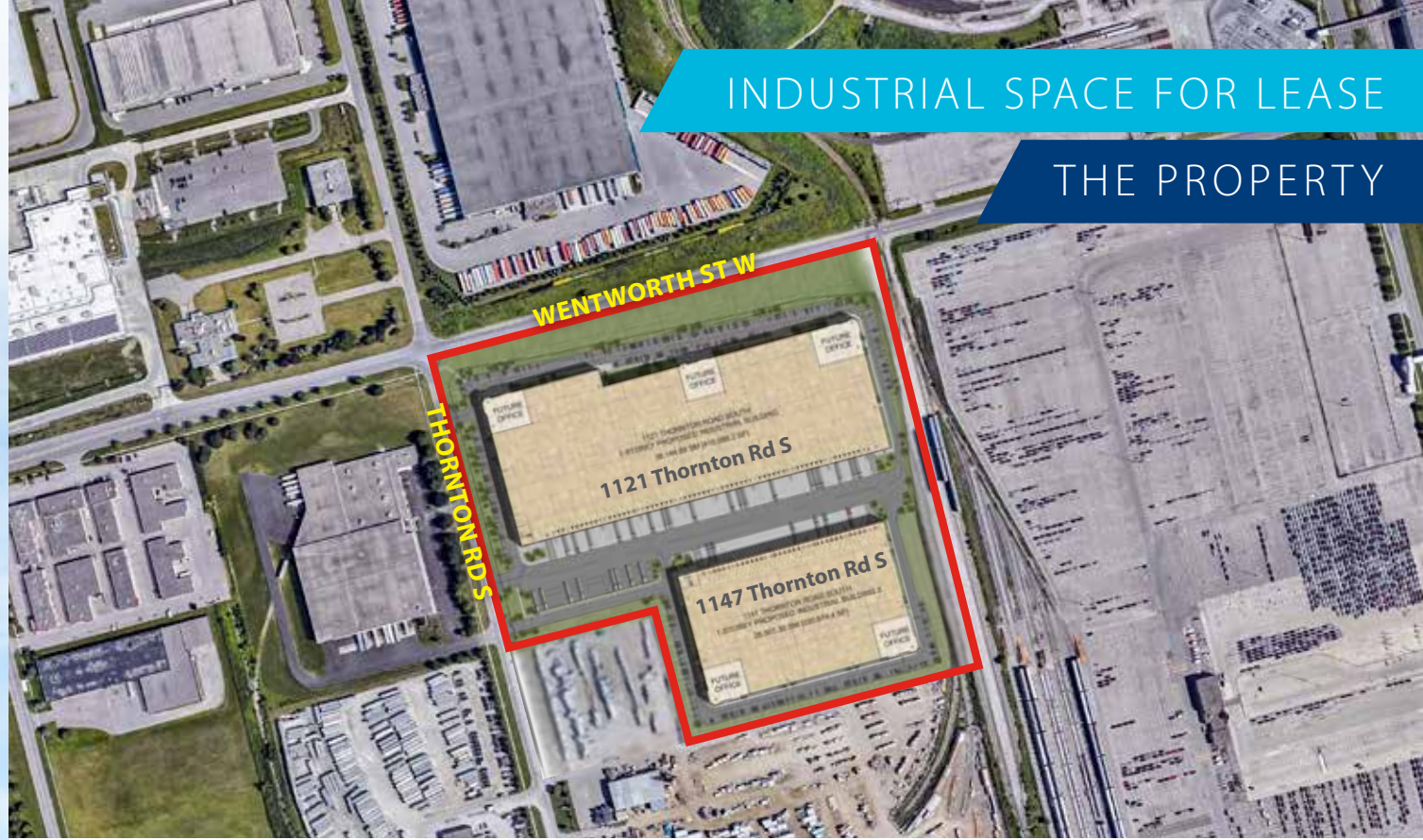


1121-1147thorntonroad.com



1121 & 1147
THORNTON RD S
 OSHAWA / ONTARIO

Moving
 TO NEW HEIGHTS



INDUSTRIAL SPACE FOR LEASE

THE PROPERTY

INTERSECTION	Thornton Rd. S. and Wentworth St. W.	ELECTRICAL*	1121 Thornton Rd – 2,500 Amps 1147 Thornton Rd – 1,200 Amps
SIZE	1121 Thornton Rd – 240,438 sf (divisible) 1147 Thornton Rd – 99,897 sf	HEATING SYSTEM	Gas Fired Industrial Air Heaters
OFFICE AREA	Up to 3% to suit	SPRINKLERS	ESFR
CLEAR HEIGHT	1121 Thornton Rd – 40' under joist 1147 Thornton Rd – 36' under joist	CAR PARKING*	1121 Thornton Rd – 246 stalls 1147 Thornton Rd – 134 stalls
SHIPPING	1121 Thornton Rd – 32 TL / 1 DI 1147 Thornton Rd – 13 TL / 1 DI	SLAB	8" thick - Steel Fiber Reinforced
DOCK EQUIPMENT	45,000 lbs manual dock levelers (6'x8')	TRAILER PARKING*	30
BAY SIZE	54' x 50' - Marshalling Bay Depth of 60'	RENTAL RATE	Speak to Listing Agents
WAREHOUSE LIGHTING	High Efficiency LED Lighting Throughout	TMI	\$3.30 psf (2021 - estimated)

* total for site



1121 & 1147
THORNTON RD S
OSHAWA / ONTARIO

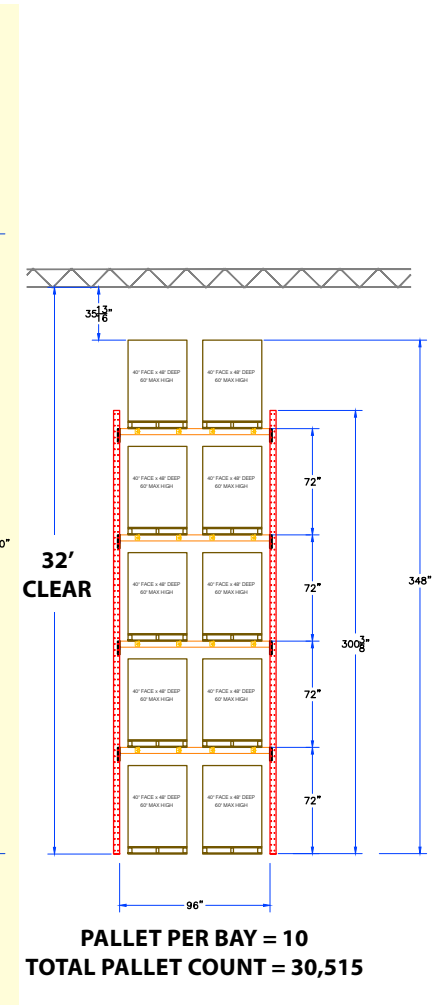
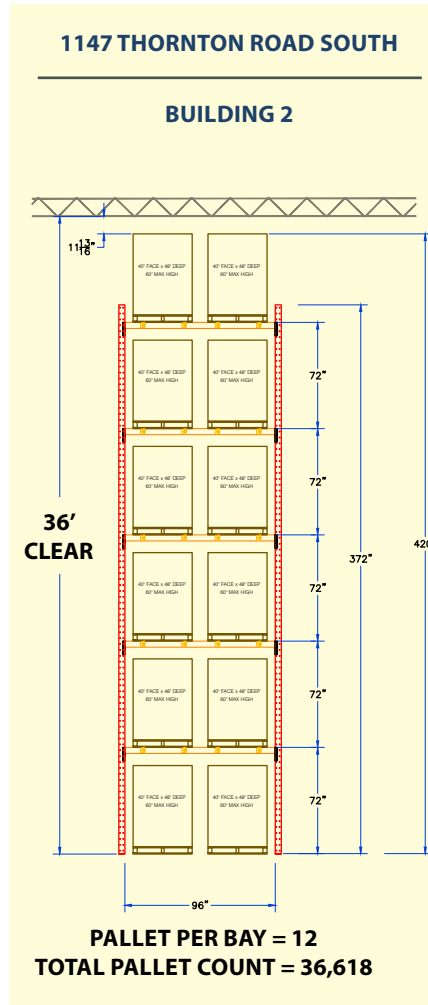
Moving
TO NEW HEIGHTS



**AVISON
YOUNG**

INDUSTRIAL SPACE FOR LEASE

PALLET CAPACITY VS. CLEAR HEIGHT



1121-1147thorntonroad.com



1121 & 1147
THORNTON RD S
OSHAWA / ONTARIO

Moving
TO NEW HEIGHTS

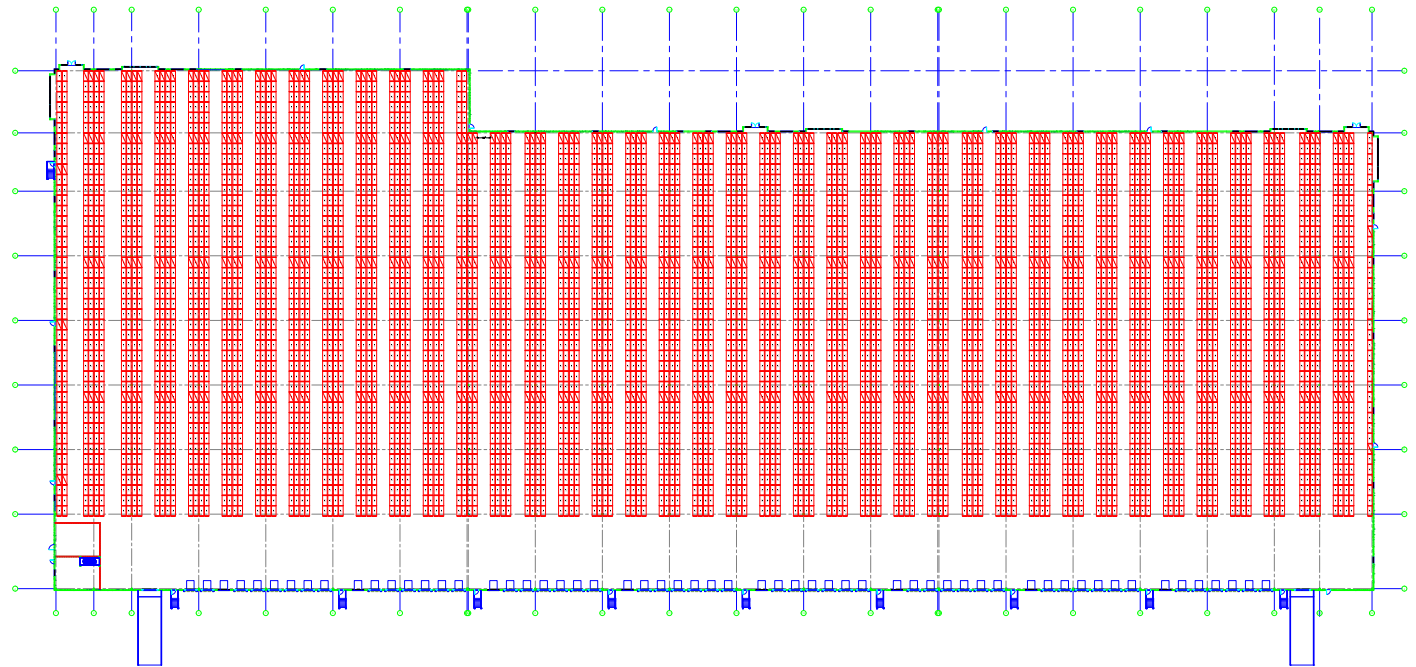


**AVISON
YOUNG**

INDUSTRIAL SPACE FOR LEASE

RACKING LAYOUT – PALLET CAPACITY

1121 THORNTON ROAD SOUTH



81,300 PALLETS



1121-1147thorntonroad.com



1121 & 1147
THORNTON RD S
OSHAWA / ONTARIO

Moving
TO NEW HEIGHTS

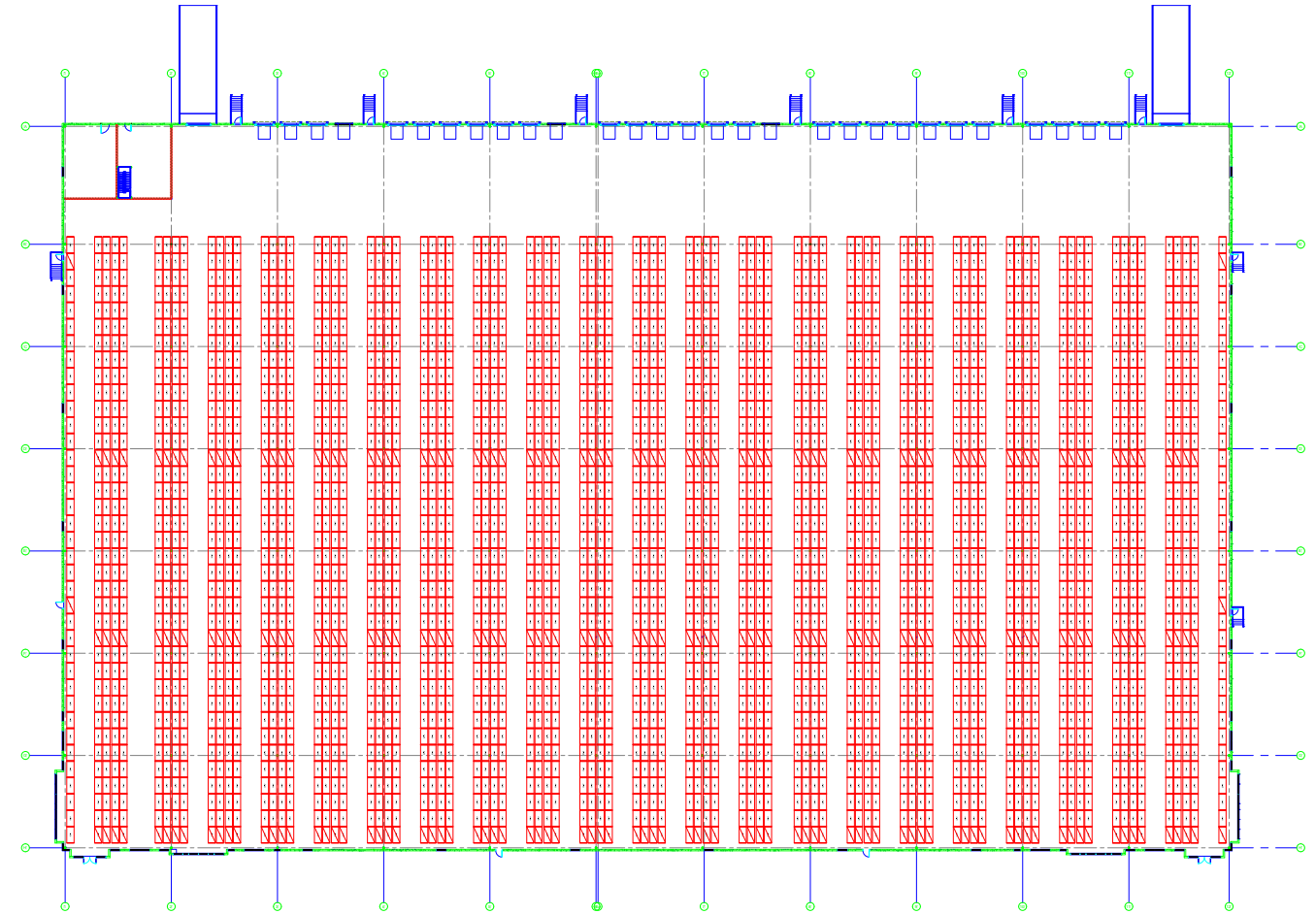


**AVISON
YOUNG**

INDUSTRIAL SPACE FOR LEASE

RACKING LAYOUT – PALLET CAPACITY

1147 THORNTON ROAD SOUTH



36,600 PALLETS



1121-1147thorntonroad.com



1121 & 1147
THORNTON RD S
 OSHAWA / ONTARIO

Moving
 TO NEW HEIGHTS



**AVISON
 YOUNG**



INDUSTRIAL SPACE FOR LEASE
LOCATION

JUST MINUTES TO HIGHWAY 401

1121 & 1147 Thornton Road South is located near the south west corner of Stevenson Road South and Wentworth Street West. It is located just minutes from Highway 401 providing easy access to amenities and other 400 series highways.

	DISTANCE
HIGHWAY 401	2.5 KM (2 minutes)
HIGHWAY 407	18.2 KM (13 minutes)
HIGHWAY 404	41 KM (27 minutes)
HIGHWAY 412	8.7 KM (9 minutes)
DOWNTOWN CORE	56 KM (40 minutes)
CN INTERMODAL TERMINAL	80.3 KM (48 minutes)
CP INTERMODAL TERMINAL	84.3 KM (59 minutes)
TORONTO PEARSON INTERNATIONAL AIRPORT	65.4 KM (50 minutes)

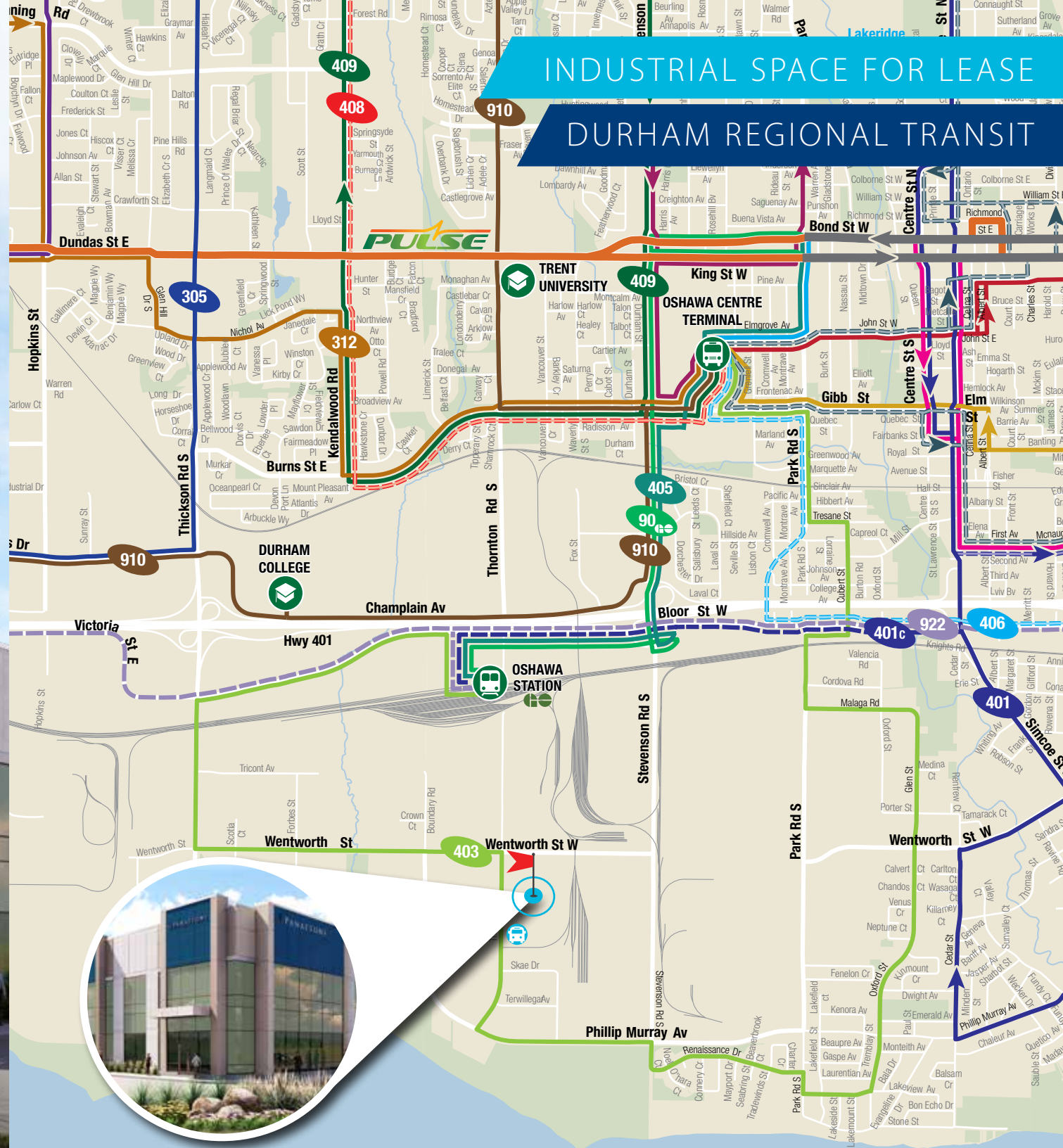


1121 & 1147
THORNTON RD S
OSHAWA / ONTARIO

Moving
TO NEW HEIGHTS



AVISON
YOUNG



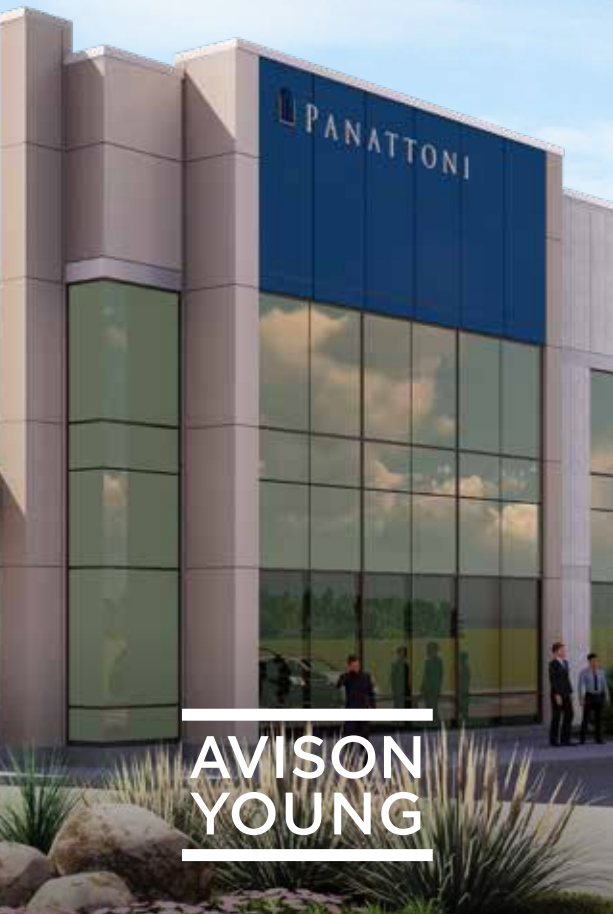
INDUSTRIAL SPACE FOR LEASE
DURHAM REGIONAL TRANSIT





1121 & 1147
THORNTON RD S
 OSHAWA / ONTARIO

Moving
 TO NEW HEIGHTS



**AVISON
 YOUNG**

INDUSTRIAL SPACE FOR LEASE

AREA AMENITIES



150+
 RESTAURANTS &
 COFFEE SHOPS



11
 BANKS



14
 HOTELS



200+
 RETAIL STORES



14
 GAS STATIONS





1121 & 1147
THORNTON RD S
 OSHAWA / ONTARIO

Moving
 TO NEW HEIGHTS

UP TO
40'
 CLEAR HEIGHT

INDUSTRIAL SPACE FOR LEASE

UP TO 340,335 SF / OCCUPANCY MARCH 2021



CLEAR HEIGHT

ACCESSIBLE

TRAILER PARKING

For more information, please contact:

Eva Destunis
 Principal | Sales Representative
905.968.8006
eva.destunis@avisonyoung.com

James Wagstaff
 Sales Representative
905.968.8039
james.wagstaff@avisonyoung.com

Ryan Hood SIOR
 Principal | Sales Representative
905.968.8007
ryan.hood@avisonyoung.com

Avison Young Commercial Real Estate Services, LP, Brokerage
 55 Commerce Valley Drive West, Suite 501, Mailbox #7, Markham, ON L3T 7V9
 T 905.474.1155 F 905.886.5744 www.avisonyoung.ca



Platinum member

© 2021 Avison Young Commercial Real Estate Services, LP, Brokerage. Information contained herein was obtained from sources deemed reliable and, while thought to be correct, have not been verified. Avison Young does not guarantee the accuracy or completeness of the information presented, nor assumes any responsibility or liability for any errors or omissions therein.

**AVISON
 YOUNG**