

# FOR LEASE UP TO 630,000 SF

OCCUPANCY Q1 2021



**1121 & 1147**  
THORNTON RD S  
OSHAWA / ONTARIO

*Moving*  
TO NEW HEIGHTS



CLEAR HEIGHT



ACCESSIBLE



TRAILER PARKING

**AVISON  
YOUNG**

 PANATTONI®

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 THORNTON RD S  
 OSHAWA / ONTARIO

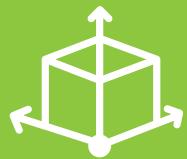
*Moving*  
 TO NEW HEIGHTS

UP TO  
**40'**  
 CLEAR HEIGHT

INDUSTRIAL SPACE FOR LEASE  
 UP TO 630,000 SF / OCCUPANCY Q1 2021



**AVISON  
 YOUNG**



**BUILDING AREA**

**OFFICE AREA**

**SHIPPING**

**TRAILER PARKING**

**ZONING**

**POSSESSION**

Building 1  
**410,588 sf**  
 Building 2  
**220,674 sf**

**TO SUIT**

Demisable  
 to 100,000 sf  
 units

Building 1  
**58 TL**  
**2 DI**  
 Building 2  
**28 TL**  
**2 DI**

**30**

**GI**  
 General  
 Industrial

**Q1**  
**2021**



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INDUSTRIAL SPACE FOR LEASE

SITE PLAN





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**INDUSTRIAL SPACE FOR LEASE**  
**THE PROPERTY**

<b>INTERSECTION</b>	Thornton Rd. S. and Wentworth St. W.	<b>ELECTRICAL</b>	Building 1 – 2,500 Amps Building 2 – 1,200 Amps
<b>TOTAL AREA</b>	Building 1 – 410,588 sf Building 2 – 220,674 sf	<b>HEATING SYSTEM</b>	Gas Fired Industrial Air Heaters
<b>OFFICE AREA</b>	To Suit	<b>SPRINKLERS</b>	ESFR
<b>CLEAR HEIGHT</b>	Building 1 – 40' under joist Building 2 – 36' under joist	<b>CAR PARKING</b>	Building 1 – 246 stalls Building 2 – 134 stalls
<b>SHIPPING</b>	Building 1 – 58 TL / 2 DI Building 2 – 28 TL / 2 DI	<b>SLAB</b>	8" thick - Steel Fiber Reinforced
<b>DOCK EQUIPMENT</b>	45,000 lbs manual dock levelers (6'x8')	<b>TRAILER PARKING</b>	30 total for site
<b>BAY SIZE</b>	54'x 50' - Marshalling Bay Depth of 60'	<b>RENTAL RATE</b>	Speak to Listing Agents
<b>WAREHOUSE LIGHTING</b>	High Efficiency LED Lighting Throughout	<b>TMI</b>	\$2.95 psf (estimated)



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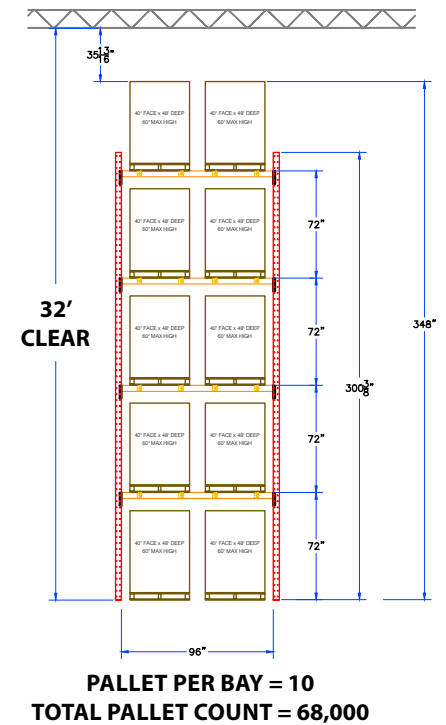
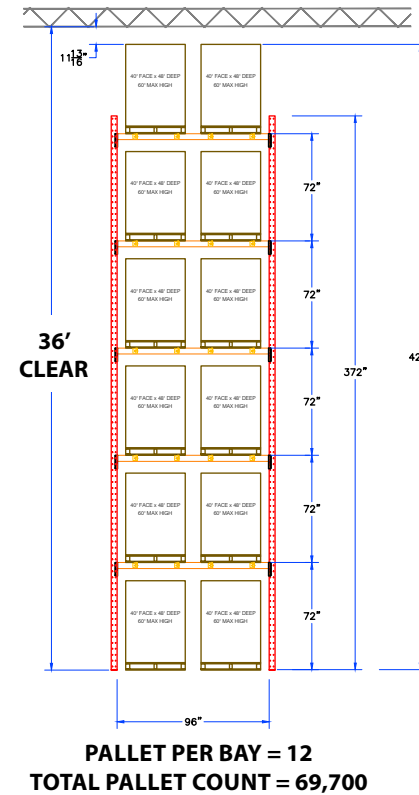
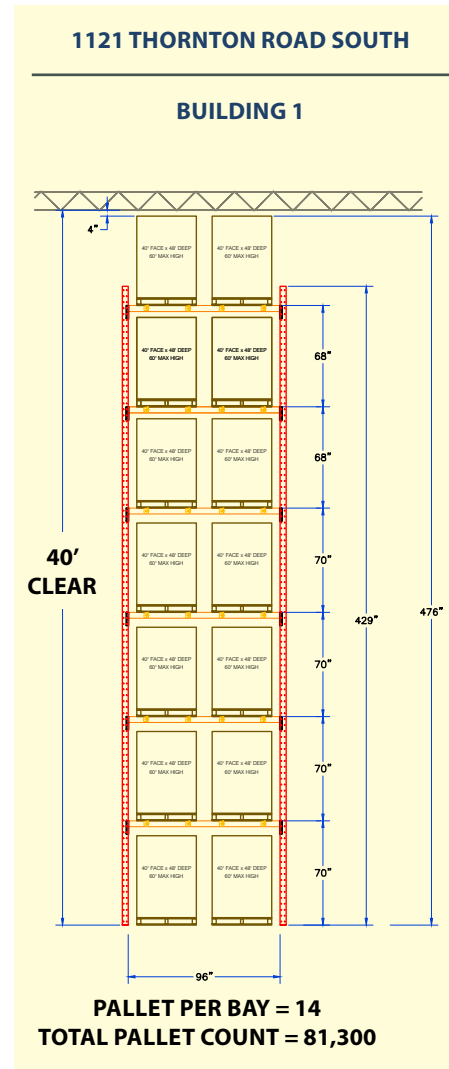
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# INDUSTRIAL SPACE FOR LEASE

## PALLET CAPACITY VS. CLEAR HEIGHT





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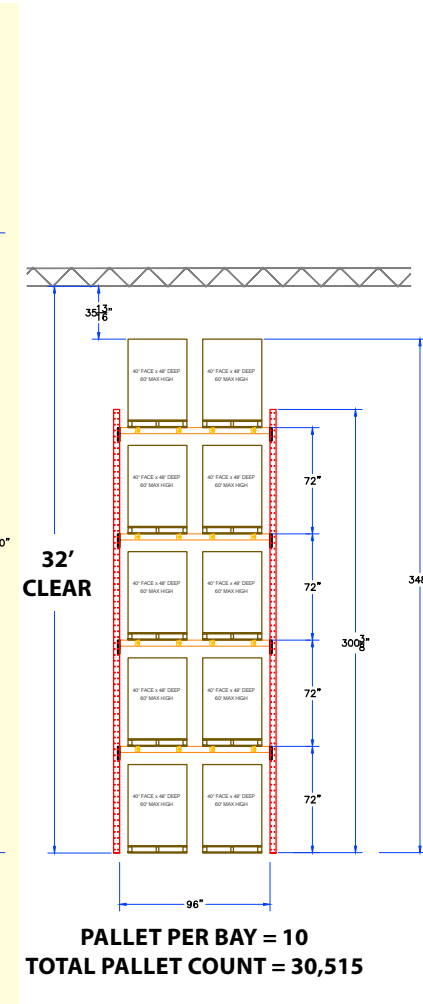
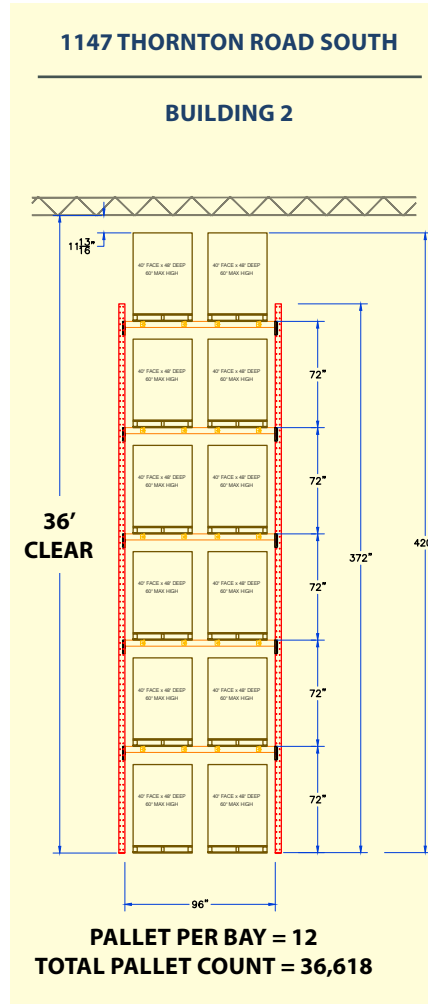
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## PALLET CAPACITY VS. CLEAR HEIGHT





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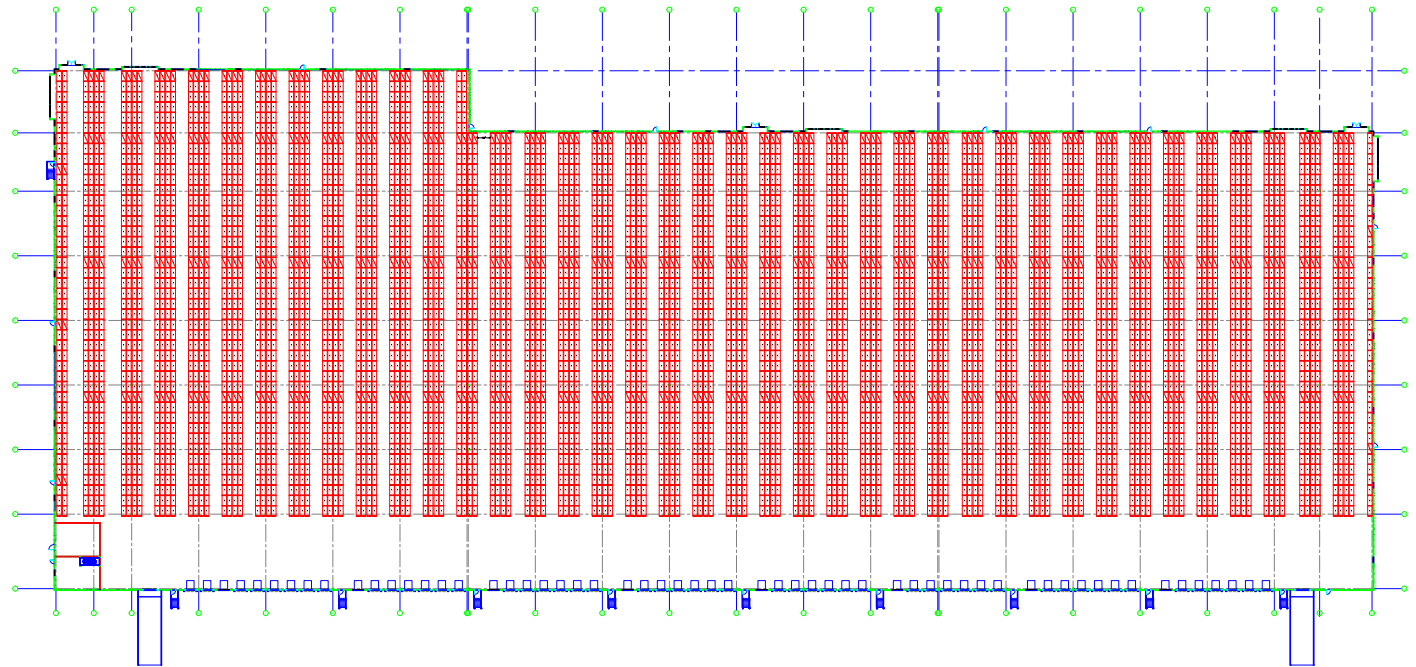
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INDUSTRIAL SPACE FOR LEASE  
RACKING LAYOUT – PALLET CAPACITY

## 1121 THORNTON ROAD SOUTH



**81,300 PALLETS**



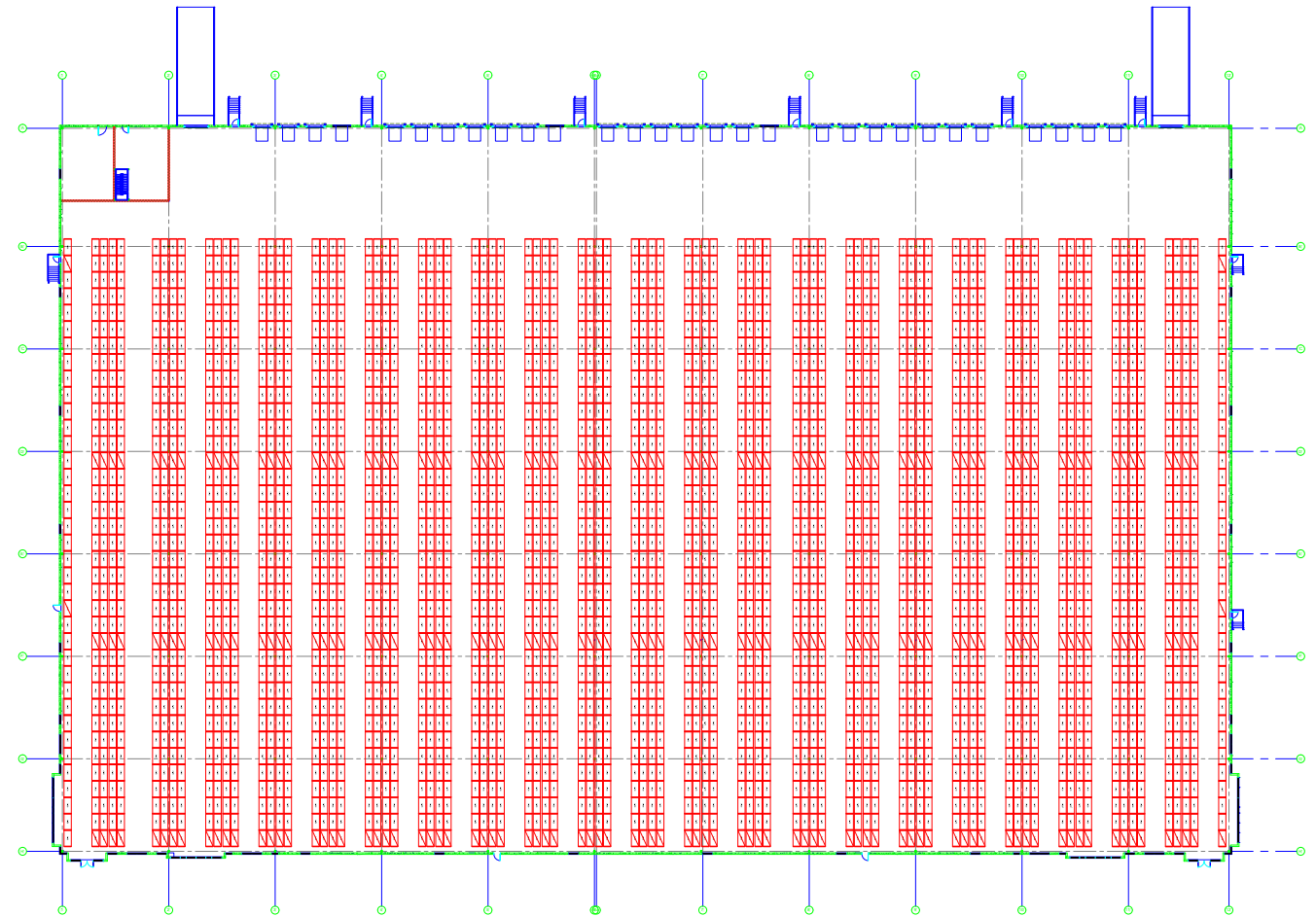
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INDUSTRIAL SPACE FOR LEASE  
RACKING LAYOUT – PALLET CAPACITY

## 1147 THORNTON ROAD SOUTH



**36,600 PALLETS**





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**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	<b>3.2 KM</b> (5 minutes)
HIGHWAY 407	<b>18.2 KM</b> (13 minutes)
HIGHWAY 404	<b>41 KM</b> (27 minutes)
HIGHWAY 412	<b>8.7 KM</b> (9 minutes)
DOWNTOWN CORE	<b>56 KM</b> (40 minutes)
CN INTERMODAL TERMINAL	<b>80.3 KM</b> (48 minutes)
CP INTERMODAL TERMINAL	<b>84.3 KM</b> (59 minutes)
TORONTO PEARSON INTERNATIONAL AIRPORT	<b>65.4 KM</b> (50 minutes)



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INDUSTRIAL SPACE FOR LEASE

DURHAM REGIONAL TRANSIT



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INDUSTRIAL SPACE FOR LEASE

AREA AMENITIES



**150+**  
 RESTAURANTS &  
 COFFEE SHOPS



**11**  
 BANKS



**14**  
 HOTELS



**200+**  
 RETAIL STORES



**14**  
 GAS STATIONS



- STARBUCKS
- LANDMARK CINEMAS
- JACK ASTORS'S BAR & GRILL
- MILESTONES
- CHUCK E CHEESE
- THE BRICK
- LASER QUEST
- WHITBY ENTERTAINMENT CENTRUM

- STARBUCKS
- SWISS CHALET
- FIVE GUYS
- MC DONALD'S
- RBC
- SLEEP COUNTRY
- CIBC
- MOORE'S
- OSHKOSH B'GOSH
- LOWE'S
- SAIL



- QUALITY SUITES
- TRAVELODGE

- BEST BUY
- THE HOME DEPOT
- JYSK
- MARK'S WAREHOUSE
- BEST BUY
- BURGER KING
- HOMESENSE
- LEON'S FURNITURE

- COMFORT INN
- BEST WESTERN

- LITTLE CAESARS PIZZA
- MR. BURGER
- HALIBUT HOUSE FISH & CHIPS
- PITA LAND



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