

FOR LEASE UP TO 340,335 SF

OCCUPANCY **MARCH 2021**



1121 & 1147
THORNTON RD S
OSHAWA / ONTARIO

Moving
TO NEW HEIGHTS



121-1147thorntonroad.com



CLEAR HEIGHT



ACCESSIBLE



TRAILER PARKING



For more information, please contact:

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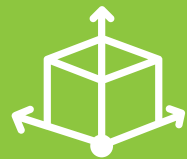
UP TO
40'
 CLEAR HEIGHT

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

Demisable
 to 100,000 sf
 units

TO SUIT

Building 1
32 TL
1 DI

Building 2
13 TL
1 DI

30
 for entire site

GI
 General
 Industrial

MARCH
2021



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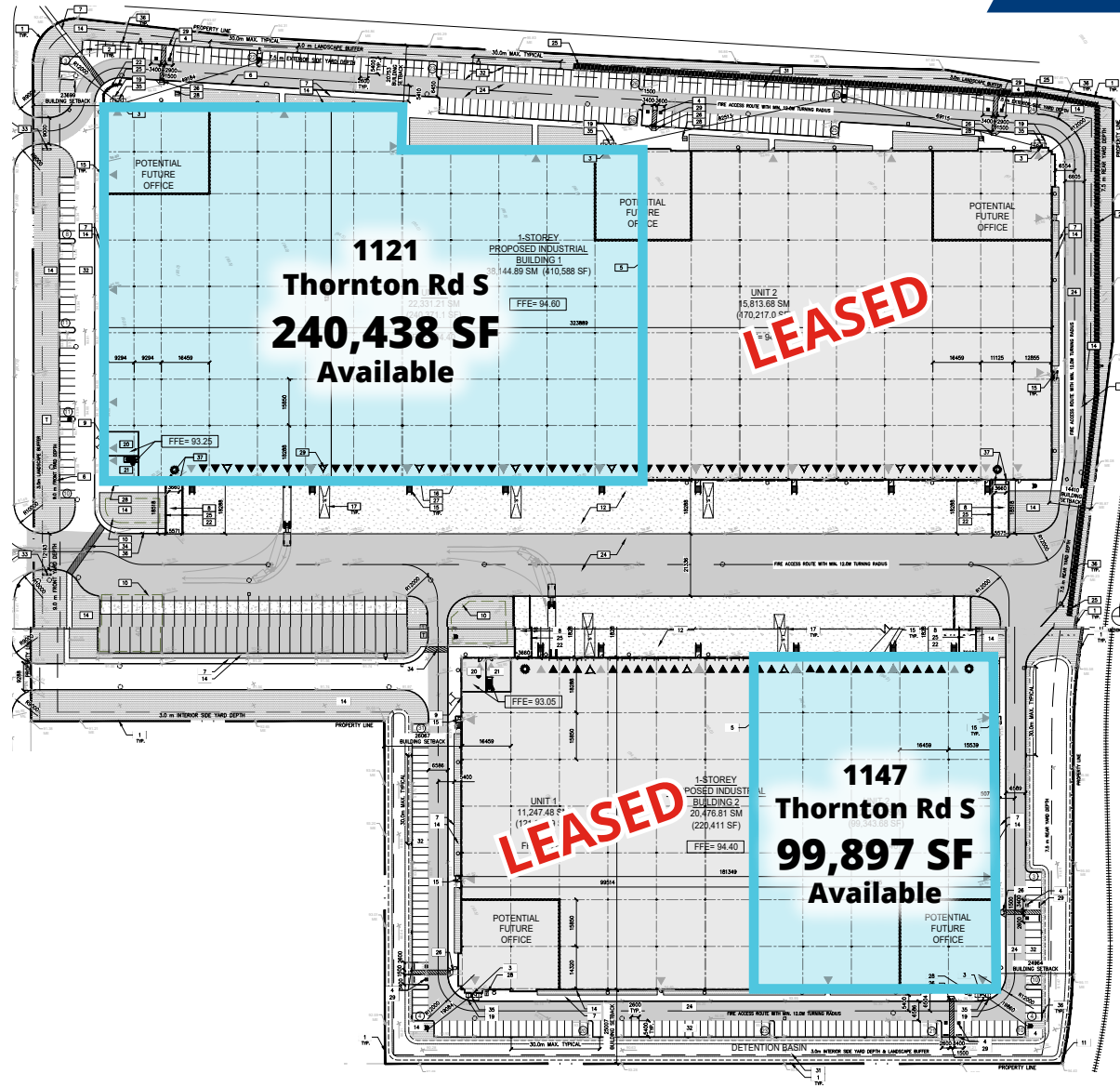
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INDUSTRIAL SPACE FOR LEASE

SITE PLAN

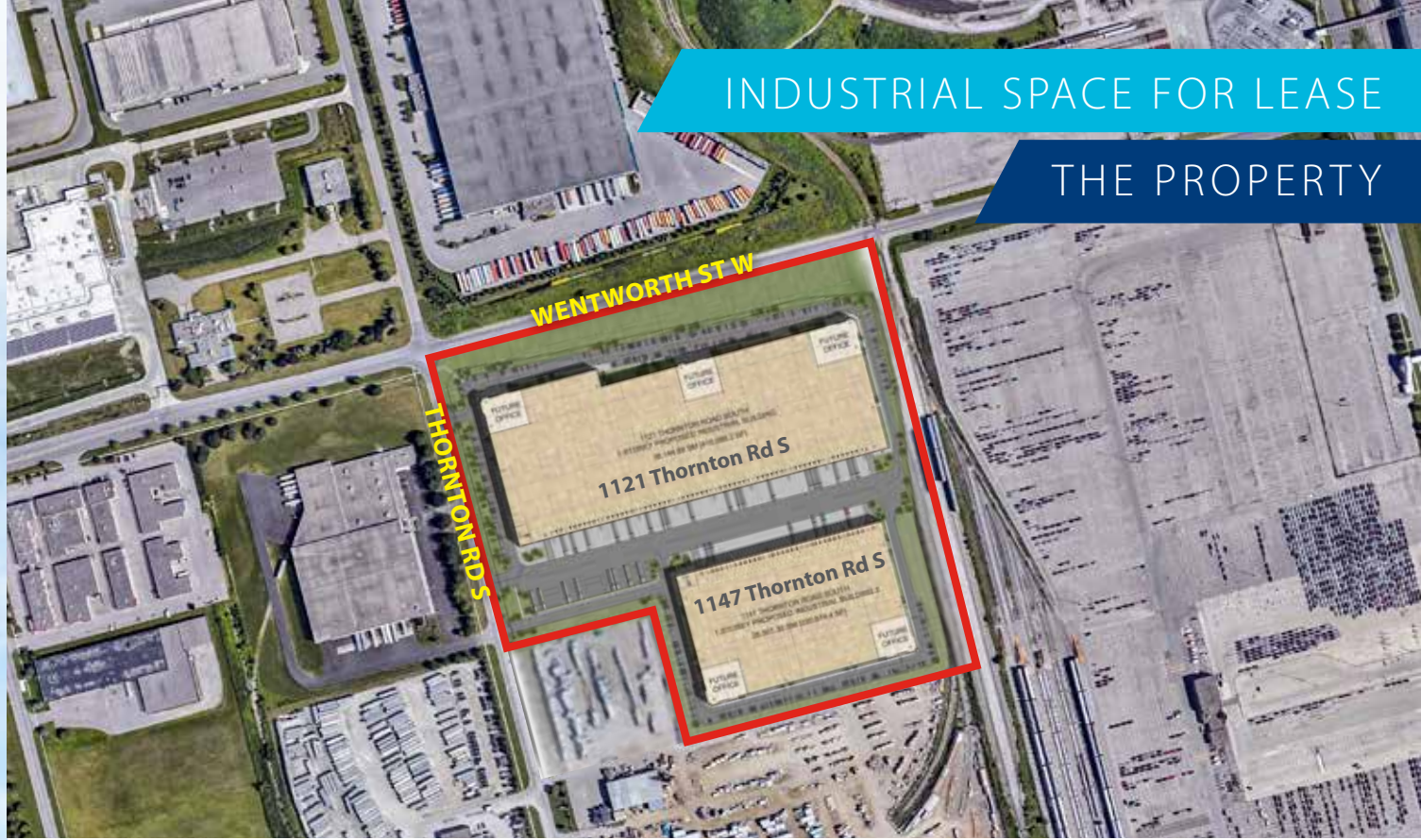


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INDUSTRIAL SPACE FOR LEASE

THE PROPERTY

INTERSECTION	Thornton Rd. S. and Wentworth St. W.
SIZE	1121 Thornton Rd – 240,438 sf (divisible) 1147 Thornton Rd – 99,897 sf
OFFICE AREA	Up to 3% to suit
CLEAR HEIGHT	1121 Thornton Rd – 40' under joist 1147 Thornton Rd – 36' under joist
SHIPPING	1121 Thornton Rd – 32 TL / 1 DI 1147 Thornton Rd – 13 TL / 1 DI
DOCK EQUIPMENT	45,000 lbs manual dock levelers (6'x8')
BAY SIZE	54' x 50' - Marshalling Bay Depth of 60'
WAREHOUSE LIGHTING	High Efficiency LED Lighting Throughout

ELECTRICAL*	1121 Thornton Rd – 2,500 Amps 1147 Thornton Rd – 1,200 Amps
HEATING SYSTEM	Gas Fired Industrial Air Heaters
SPRINKLERS	ESFR
CAR PARKING*	1121 Thornton Rd – 246 stalls 1147 Thornton Rd – 134 stalls
SLAB	8" thick - Steel Fiber Reinforced
TRAILER PARKING*	30
RENTAL RATE	Speak to Listing Agents
TMI	\$3.30 psf (2021 - estimated)

* total for site



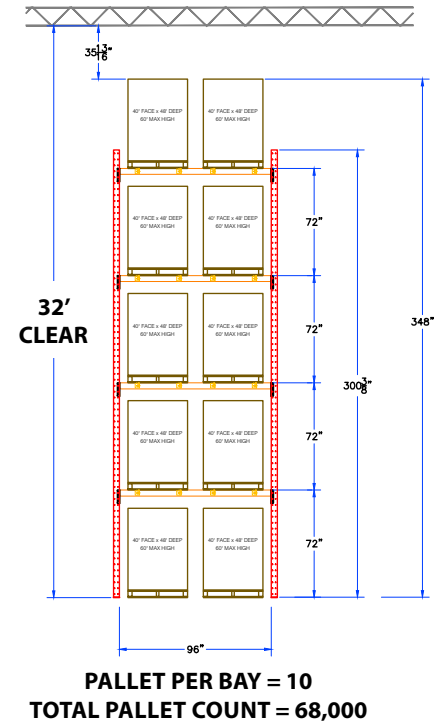
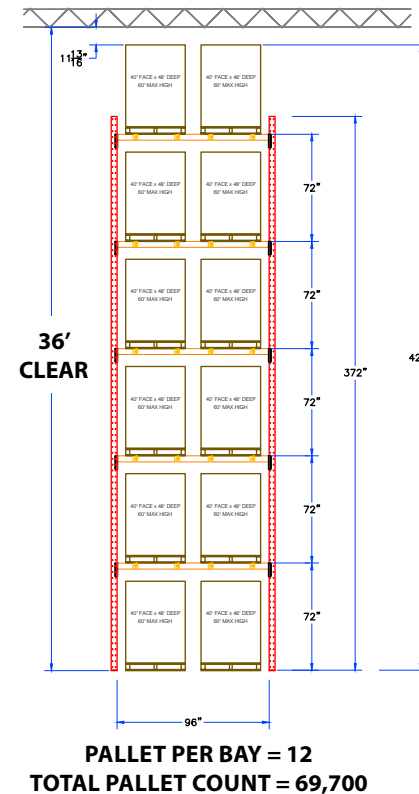
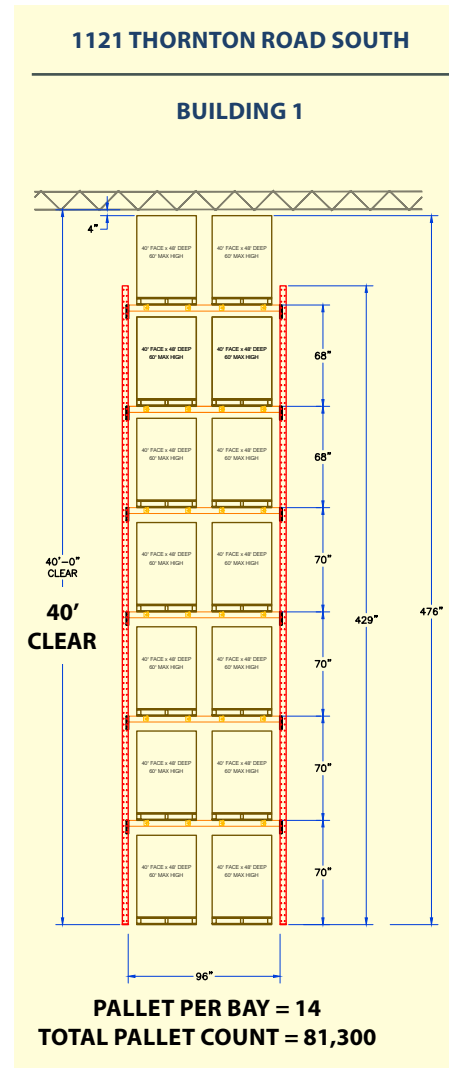
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INDUSTRIAL SPACE FOR LEASE
PALLET CAPACITY VS. CLEAR HEIGHT



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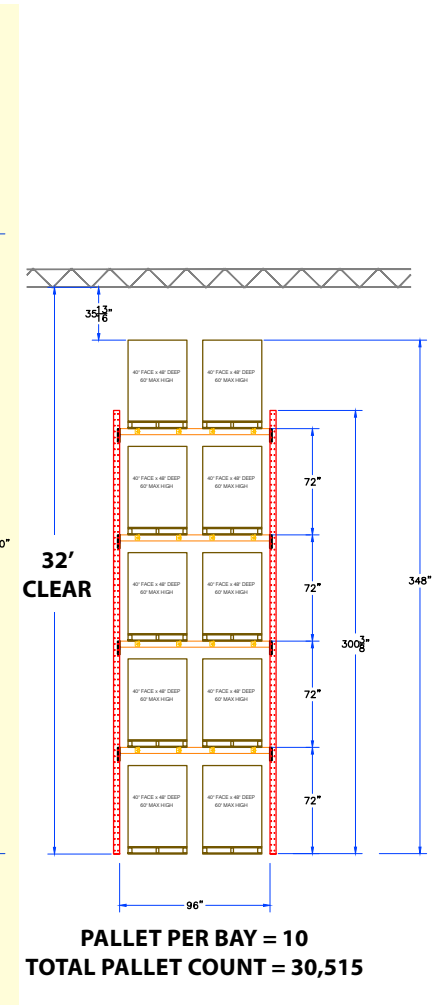
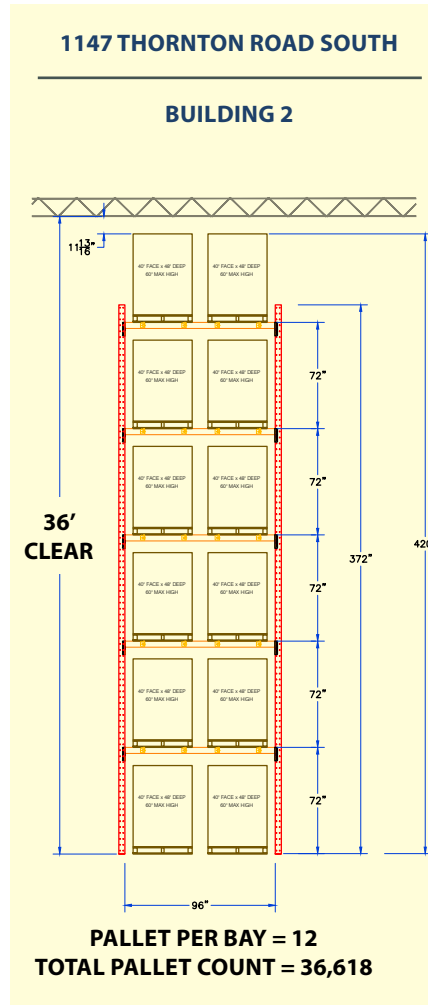
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PALLET CAPACITY VS. CLEAR HEIGHT



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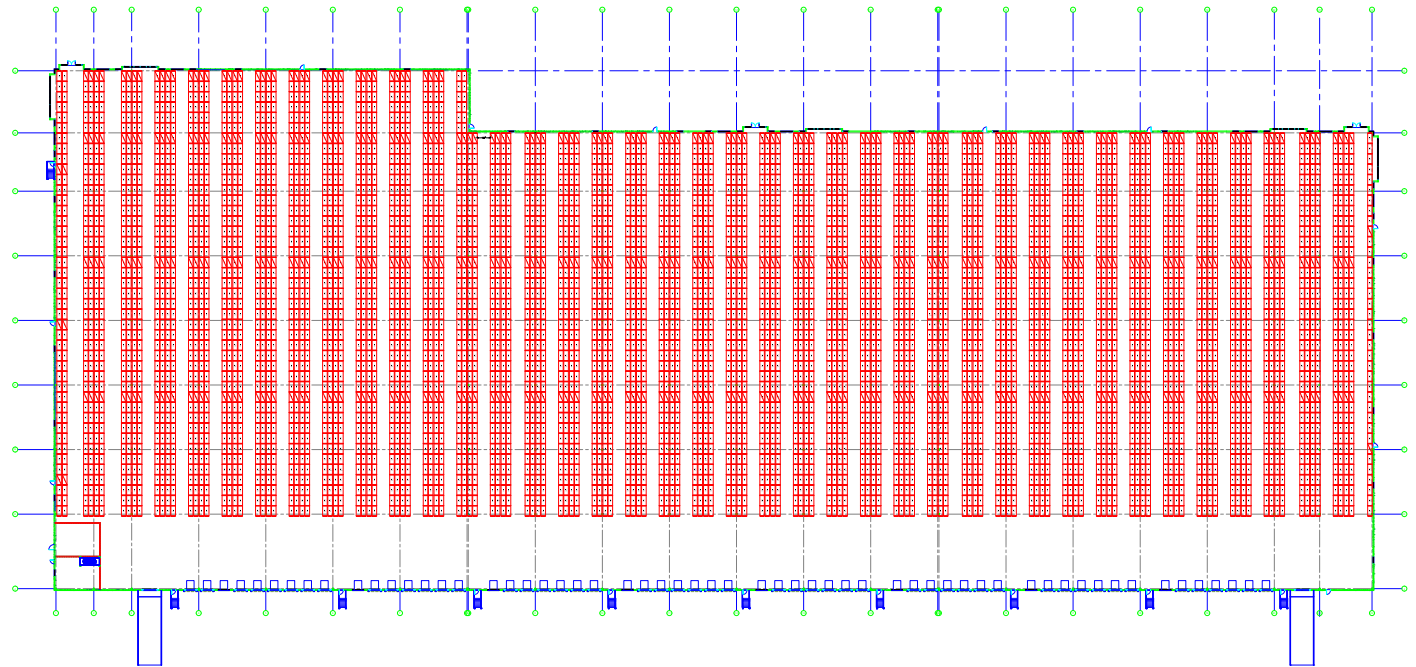


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INDUSTRIAL SPACE FOR LEASE

RACKING LAYOUT – PALLET CAPACITY

1121 THORNTON ROAD SOUTH



81,300 PALLETS



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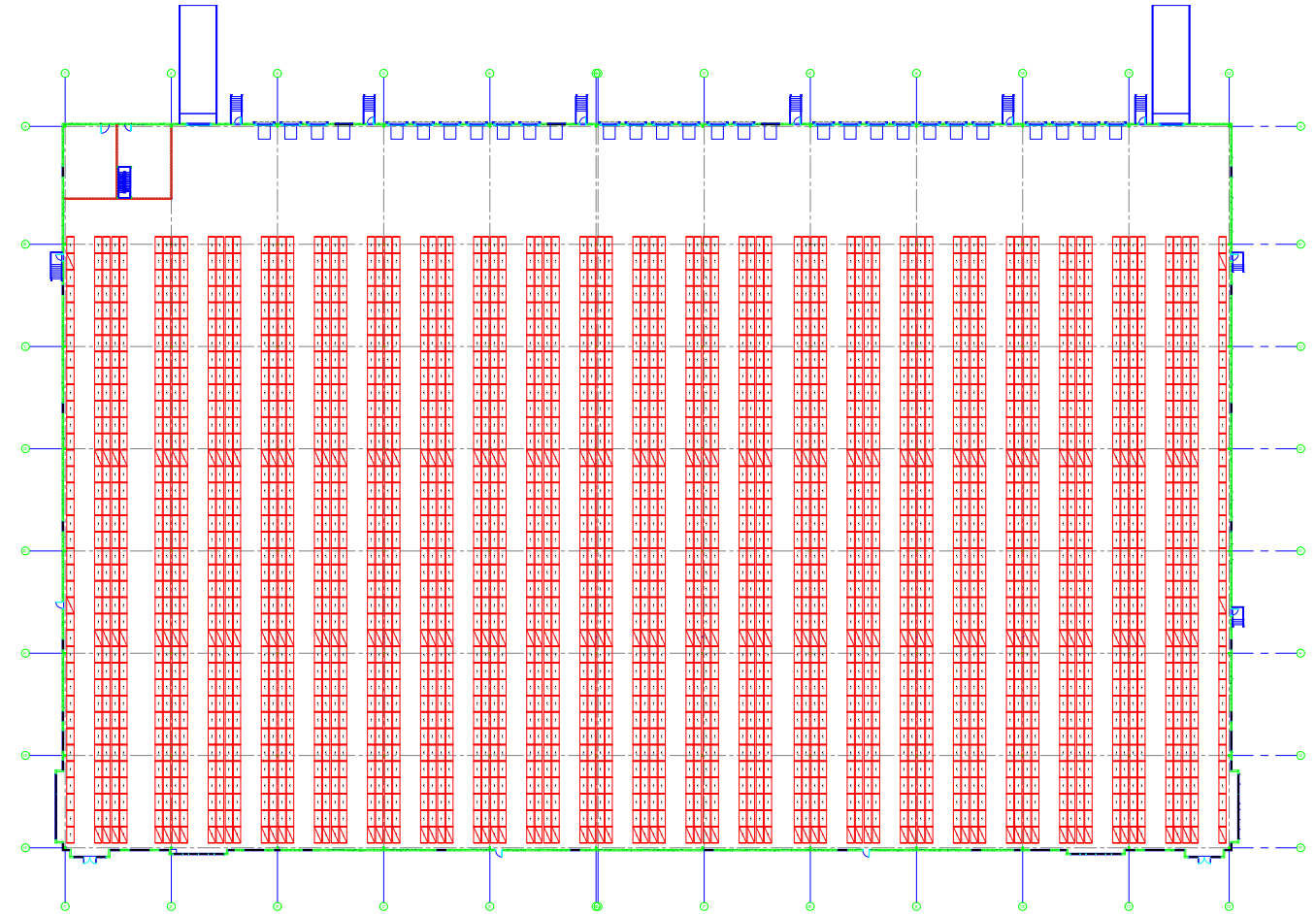


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INDUSTRIAL SPACE FOR LEASE

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	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)

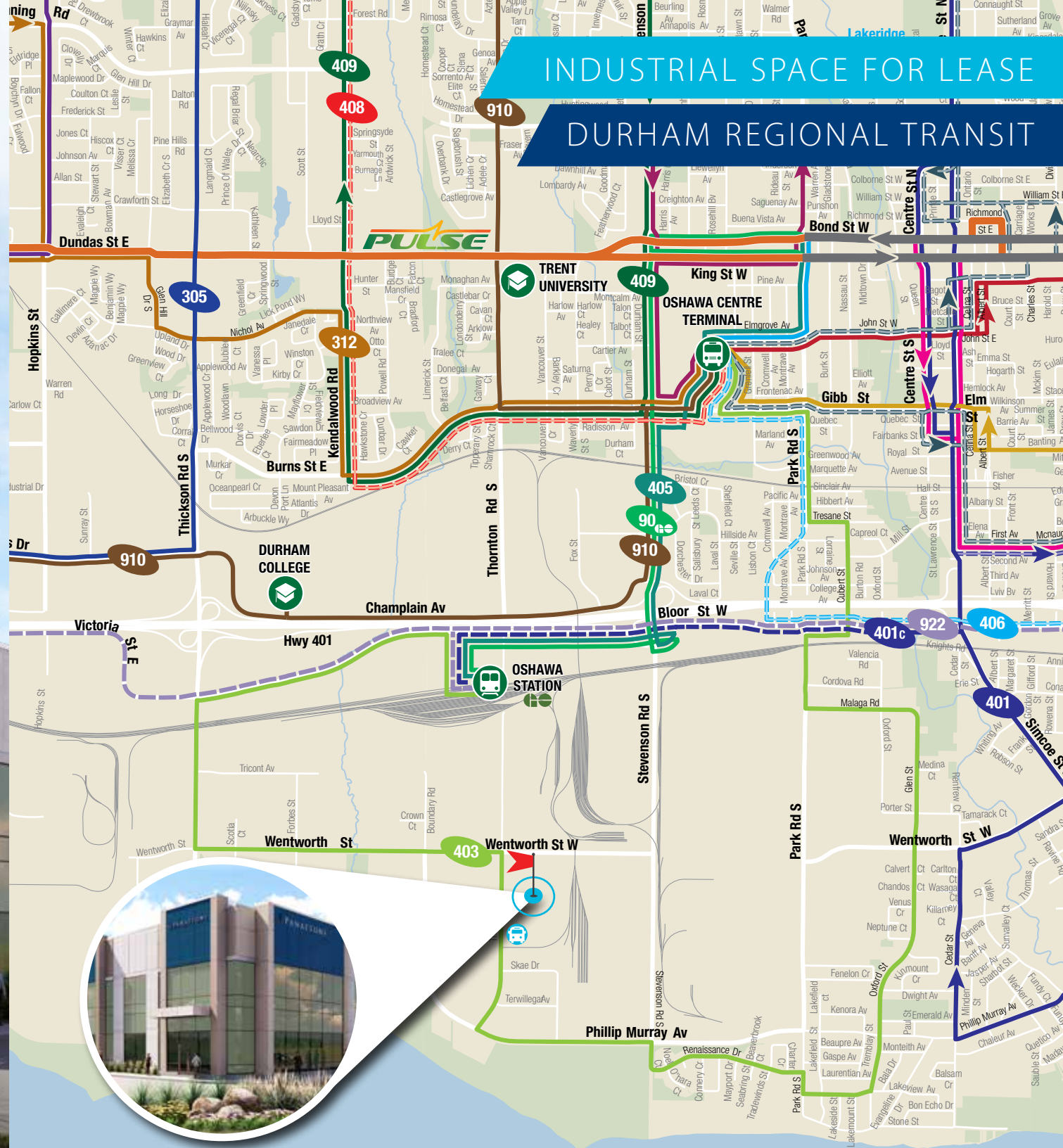


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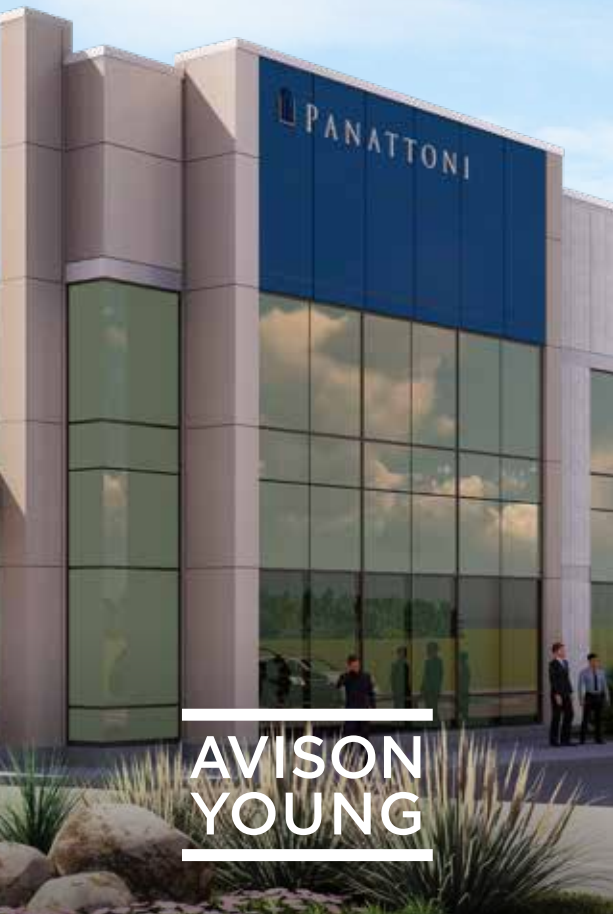




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INDUSTRIAL SPACE FOR LEASE

AREA AMENITIES



150+
RESTAURANTS &
COFFEE SHOPS



11
BANKS



14
HOTELS



200+
RETAIL STORES



14
GAS STATIONS





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Platinum member

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