



FOR SALE

1515 THORNTON ROAD N, OSHAWA

FULLY DEVELOPABLE 15.53 ACRES OF INDUSTRIAL LAND

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 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

THE OFFERING

Lee & Associates Commercial Real Estate Inc. is pleased to present 1515 Thornton Road N (the "Property") for sale in the City of Oshawa's Northwood Business Park. This 15.53-acre parcel offers a rare opportunity for industrial development, with services available at the lot line and excellent positioning at the intersection of Taunton Road W and Thornton Road N. The location provides direct access to major transportation corridors, including Highways 401, 407, and 412, ideal for warehouse, truck terminal, or transportation-related uses.

The property is clean and development-ready, having undergone both Phase I and Phase II Environmental Site Assessments (ESA), with no remediation required. It is also supported by a completed and easily transferable Environmental Compliance Approval (ECA), streamlining the process for future development. While previously site plan approved for anaerobic digestion and waste-to-energy infrastructure, the site is equally well suited for more conventional industrial or logistics use, offering flexibility to a range of users and developers.

PROPERTY DETAILS

TOTAL LOT AREA	15.53 Acres
FRONTAGE	± 784.63' along Thornton Road N
ZONING	SI-A - Select Industrial & GI(4) - General Industrial
OFFICIAL PLAN	Industrial
SERVICES	Available
DEVELOPMENT CHARGES	Exempt
TAXES	\$106,761.15 (2023)
ASKING PRICE	\$19,975,000



AERIAL FACING SOUTHEAST

PLANNING

ZONED GI (4) - GENERAL INDUSTRIAL

- Any industrial use not mentioned in this subsection which is not obnoxious
- Auction establishment
- Automobile body shop
- Automobile repair garage
- Automobile towing business
- Cleaning or dyeing plant
- Contracting yard
- Dry cleaning and laundry plant
- Equipment repair or servicing shop
- Food preparation plant
- Industrially oriented office
- Kennel
- Manufacturing, processing or assembly industry
- Metal stamping establishment
- Nightclub
- Outdoor storage accessory to a permitted use in a GI Zone
- Parking garage or parking lot associated with a permitted use in a GI Zone
- Printing establishment
- Recreational use
- Recreational vehicle storage
- Recycling depot
- Recycling operation
- Sales outlet
- Service industry
- Taxi establishment
- Transport terminal including railway yard
- Underground bulk liquid storage
- Vehicle sales and service establishment
- Warehouse
- Wholesale distribution center
- *In addition to any GI use, in any GI(4) Zone, a recycling establishment and/or transfer station which can receive and sort all types of non-hazardous waste are also permitted uses provided any transfer station for the recycling of waste shall only be in a fully enclosed building with negative pressure in appropriate areas.*

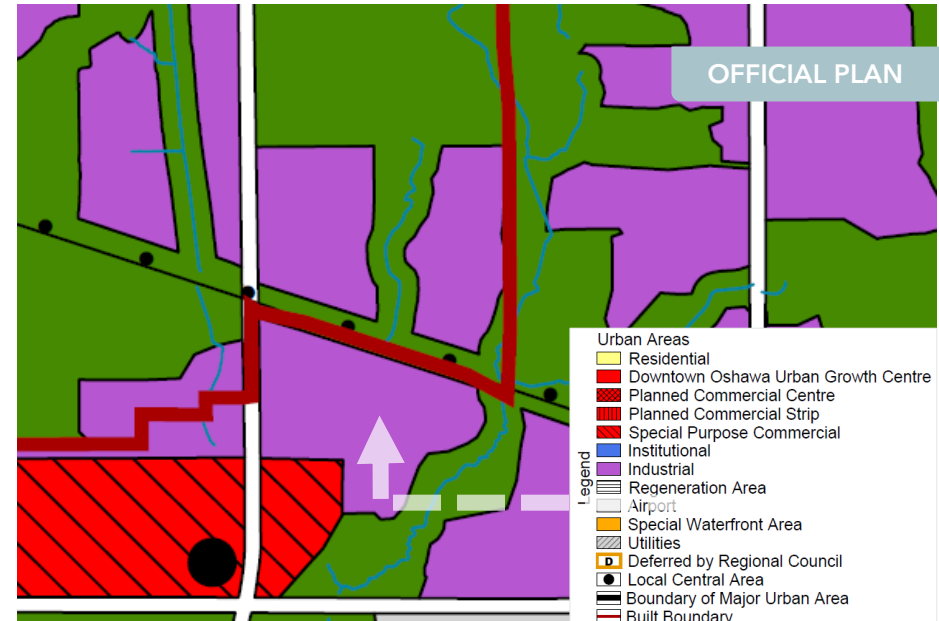
ZONED SI-A - SELECT INDUSTRIAL

- Assembly hall
- Automobile body shop
- Automobile repair garage
- Automobile towing business
- Banquet hall
- Merchandise service shop
- Outdoor storage accessory to any use permitted in the SI-A Zone
- Plumbing, electrical or building supply shop
- Recreational use
- Sales outlet
- Studio
- Theatre
- Truck or light machinery rental, sales or service establishment

ZONING



OFFICIAL PLAN



AERIAL FACING WEST



WHITBY

PICKERING

MARKHAM

RIOCAN™
RIOCAN

anatolia
CAPITAL CORP
ANATOLIA CAPITAL



BROCCOLINI
BROCCOLINI

Oshawa
Executive Airport
CITY OF OSHAWA

1515 **LA** THORNTON

THORNTON ROAD N

PANATTONI
PANATTONI

PROPERTY IMAGES



AERIAL FACING SOUTH



AERIAL FACING SOUTHEAST



AERIAL FACING EAST

PROPERTY IMAGES



CONCEPT PLAN - INDUSTRIAL WAREHOUSE WITH TRAILER PARKING



PRELIMINARY
NOT FOR CONSTRUCTION

CONCEPT PLAN - TRUCK REPAIR SHOP WITH TRAILER PARKING



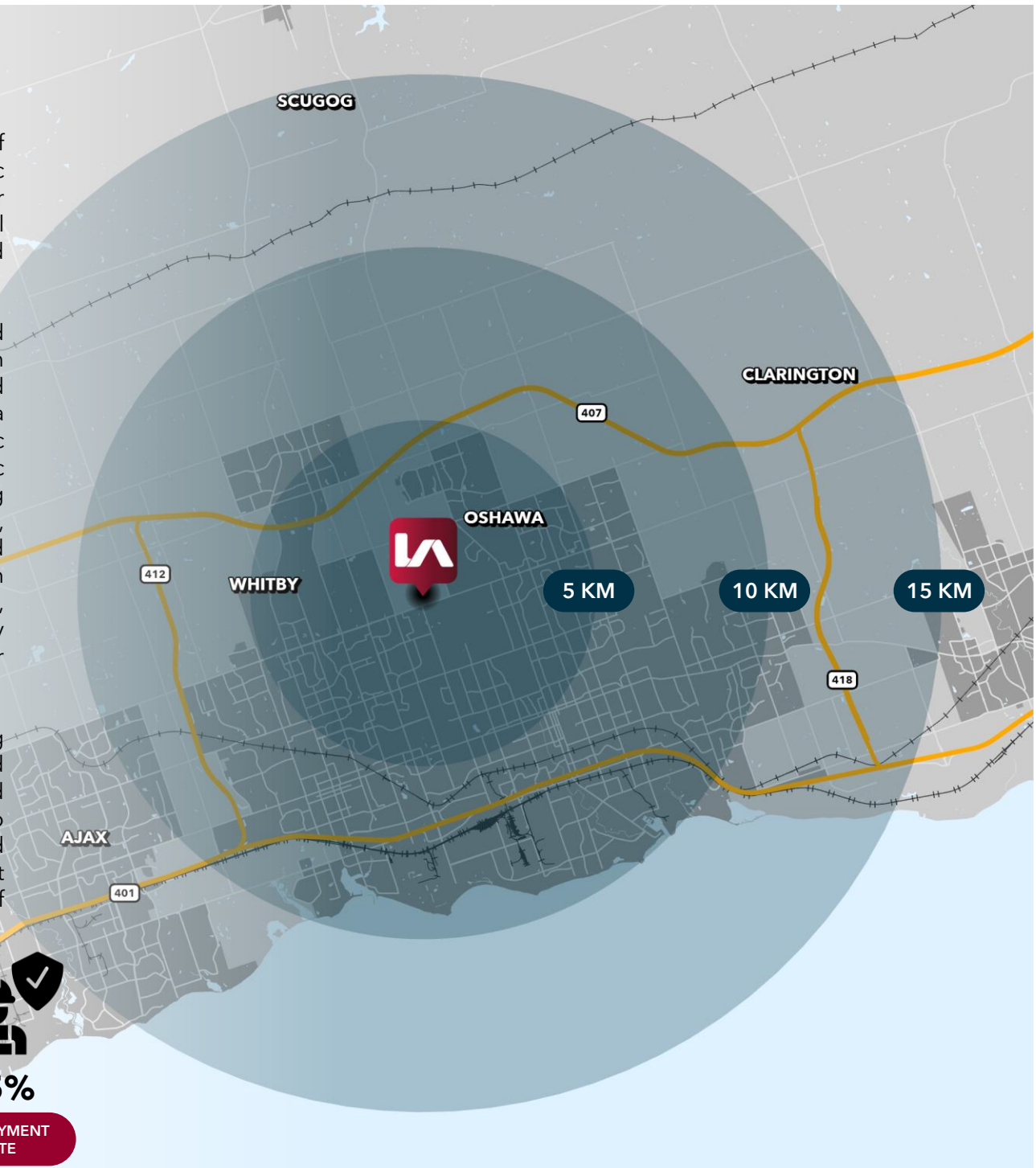
PRELIMINARY
NOT FOR CONSTRUCTION

LABOUR & DEMOGRAPHICS

Located in the heart of Durham Region, one of Ontario's most rapidly evolving economic corridors, this site offers a premier location for firms seeking workforce scalability, multimodal connectivity, and access to a highly skilled labour pool.

Oshawa is home to leading institutions and industries focused on automotive, clean technology, health and biosciences, and information technology. The city benefits from a collaborative approach to economic development through the "Oshawa Economic Development Strategy," emphasizing emerging talent and key infrastructure assets. Moreover, Oshawa's proximity to major markets and world-class research facilities, coupled with talent from institutions such as Durham College, Ontario Tech University, and Trent University Durham, positions it as a prime location for investment.

Whitby complements this with its strong logistics and service-sector base, strengthened by strategic access to Highways 401, 412, and 407 and a progressive approach to employment lands planning. Its educated population and streamlined development process position Whitby as a key driver of industrial expansion in Durham.



313,884

TOTAL
POPULATION



161,465

LABOUR
FORCE



55%

EMPLOYMENT
RATE

DRIVE TIMES

EAST
GWILLIMBURY

— 400-Series Highway

—+— Railway

DRIVE TIMES

Under 10 Mins

10 to 20 Mins

20 to 30 Mins

WHITCHURCH-
STOUFFVILLE

SCUGOG

CLARINGTON

OSHAWA

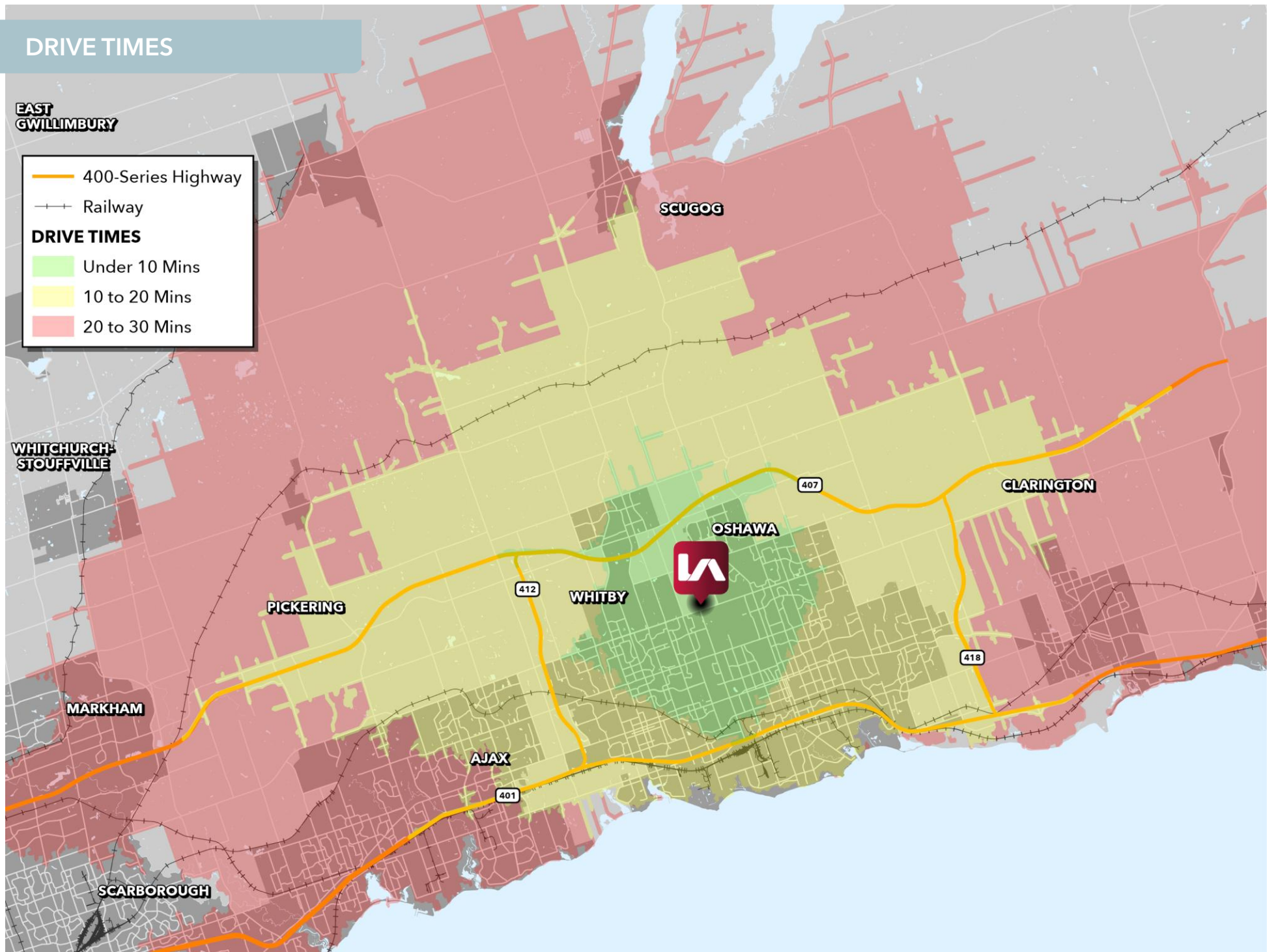
PICKERING

WHITBY

MARKHAM

AJAX

SCARBOROUGH



OFFER PROCESS

GENERAL GUIDELINES

Potential purchasers should submit all offers in terms of Canadian Dollars (CDN). All offers will be forwarded to the Vendor, care of Lee & Associates Commercial Real Estate Inc. ("Lee Toronto").

PROCESS

Based on information contained in this brochure, the Data Room, and other information that may be made available by Lee Toronto, interested parties encouraged to submit offers using their own standard Agreement of Purchase and Sale ("APS").

ONLINE DATA ROOM

A Data Room has been set up for this transaction. Prospective purchasers are strongly encouraged to access the Data Room. Lee Toronto has made Data Room material available online through its website leetoronto.com to those who have executed a Confidentiality Agreement ("CA") and have been granted access.

SALE PROCESS

Offers will be reviewed on a first-come basis.

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