



**FOR SALE**

# 1515 THORNTON ROAD N, OSHAWA

FULLY DEVELOPABLE 15.53 ACRE 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	\$16.56/ Sq. ft.
TAXES	\$106,761.15 (2023)
ASKING PRICE	\$19,975,000



AERIAL FACING SOUTHEAST







AERIAL FACING WEST





PROPERTY IMAGES





PROPERTY IMAGES





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



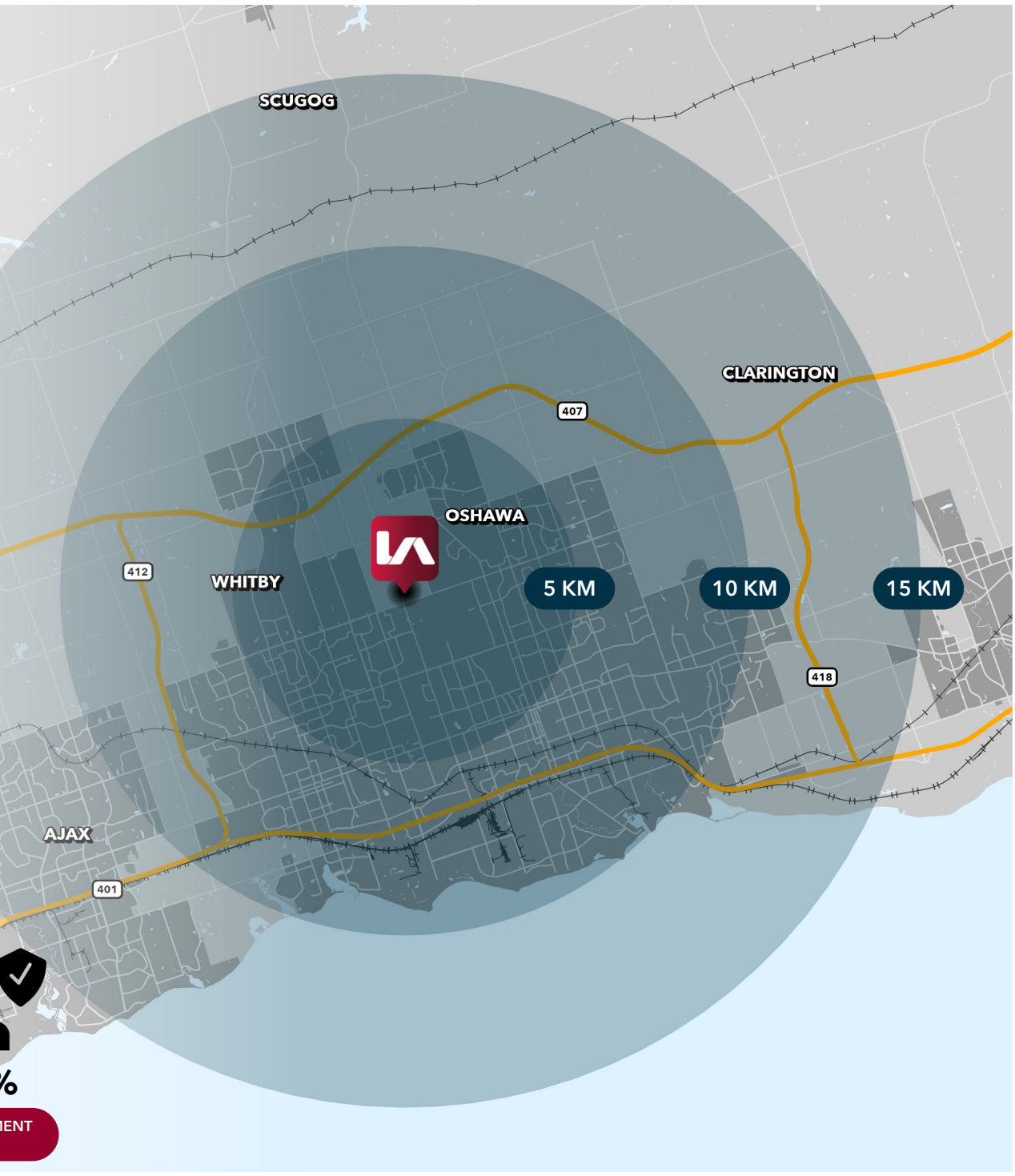
161,465

LABOUR  
FORCE

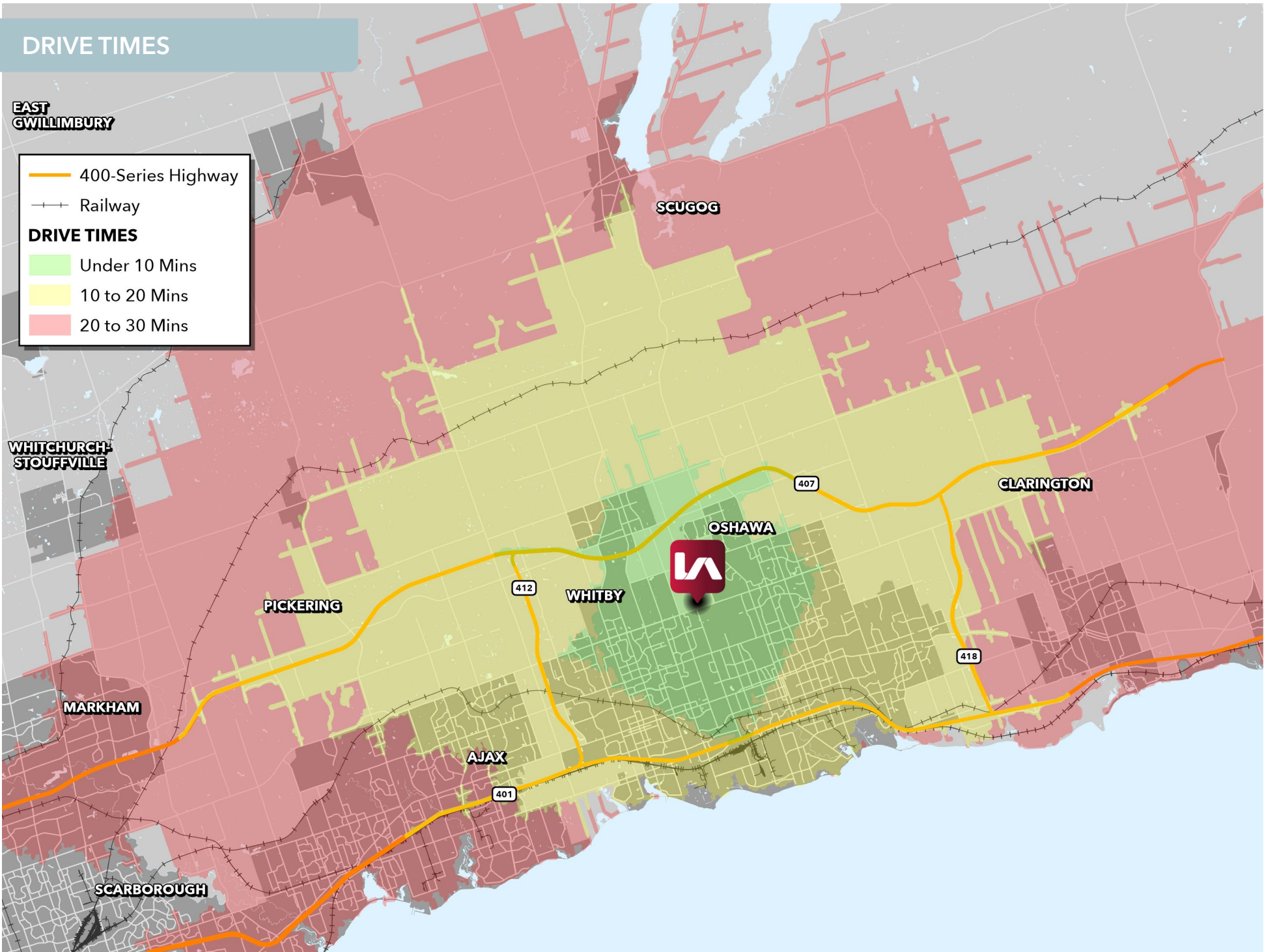


55%

EMPLOYMENT  
RATE



DRIVE TIMES





## 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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