



**FOR SALE**

# 1515 THORNTON ROAD N, OSHAWA

FULLY OPERATIONAL WASTE TRANSFER STATION ON 15.53 ACRES

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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 property is a fully permitted and operational waste transfer station consisting of 15.53 acres with services available at the lot line and. The site is well located at Taunton Road W & Thornton Road N, with access to major highways, including 401, 407, and 412, facilitating efficient transportation and distribution.

The property is site plan approved for the development of organic waste processing through anaerobic digestion, including the conversion to Renewable Natural Gas. The site is very well located and close (1.6 km) to Enbridge High Pressure Gas Pipeline with agreements with Enbridge in place as required. The site is environmentally permitted to receive and process up to 200,000 tonnes of organic waste.

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



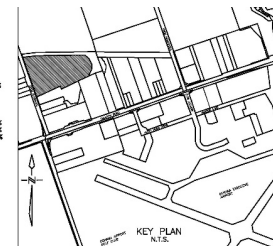
AERIAL FACING SOUTHEAST



CONSTRUCTION OF THE TANKS  
TO BE PHASED; APPROXIMATELY  
50% OF TANKS TO BE  
CONSTRUCTED WITH PHASE 1;  
ORDER OF CONSTRUCTION TO BE  
DETERMINED BY OWNER



ZONING	G(4) - S(4)	
TOTAL SITE AREA	63,189.89m <sup>2</sup>	
ROAD WIDENING	478.49m <sup>2</sup>	
NET SITE AREA	62,711.32m <sup>2</sup>	
TOTAL BUILDING AREA	7,808.27m <sup>2</sup>	12.53%
EXISTING BUILDING	1,411.50m <sup>2</sup>	
MAN HSE - BUILDING	4,446.77m <sup>2</sup>	
CLUB BUILDING - S(4)	500.00m <sup>2</sup>	
GROTER	800.00m <sup>2</sup>	
15% FOL CHC (BLDG S)	1,176.00m <sup>2</sup>	
ASPHALT AREA	20,299.37m <sup>2</sup>	32.35%
LANDSCAPE AREA	29,194.67m <sup>2</sup>	46.54%
CONC. EQUIPMENT PADS	5,379.61m <sup>2</sup>	8.58%
PARKING REQUIRED		35
1 MOTORIST - 1 PER 300m <sup>2</sup> (1-3000m <sup>2</sup> )		
1 PER 400m <sup>2</sup> (>3000m <sup>2</sup> )		
PARKING PROVIDED		40
ACCESSIBLE PARKING REQUIRED		2
ACCESSIBLE PARKING PROVIDED		2
LOADING SPACE REQUIRED		2
LOADING SPACE PROVIDED		4



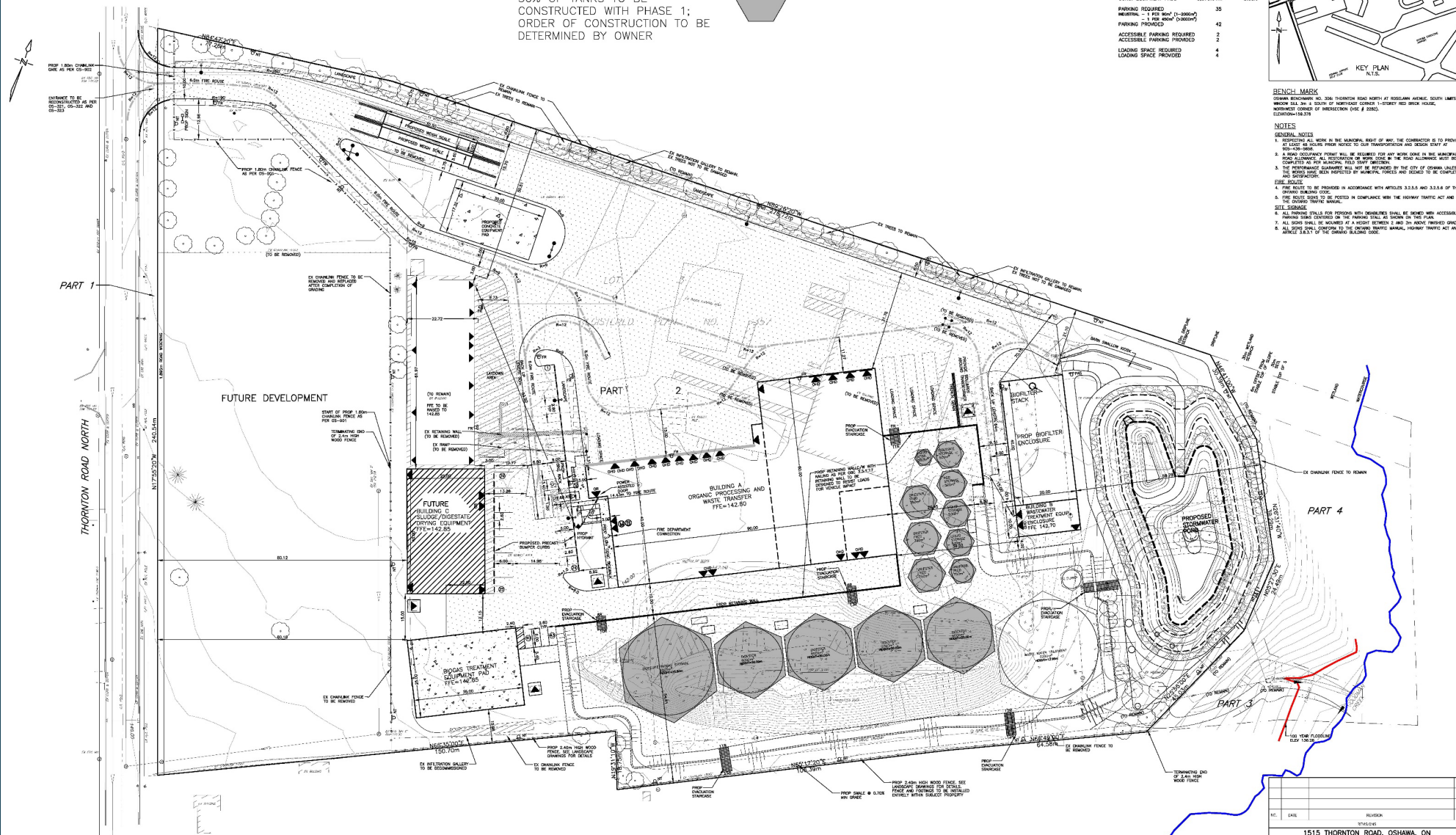
**BENCH MARK**  
OGHAM BENCHMARK NO. 336; THORNTON ROAD NORTH AT ROGELANN AVENUE. SOUTH LIMITS  
WINDOW SILL 3m ± SOUTH OF NORTHEAST CORNER 1-STORY RED BRICK HOUSE,  
NORTHWEST CORNER OF INTERSECTION (HSE # 2282).

## NOTES

**GENERAL NOTES**

1. RESPECTING ALL WORK IN THE MUNICIPAL RIGHT OF WAY, THE CONTRACTOR IS TO PROVIDE AT LEAST 48 HOURS PRIOR NOTICE TO OUR TRANSPORTATION AND DESIGN STAFF AT

2. A ROAD OCCUPATION PERMIT WILL BE REQUIRED FOR ANY WORK DONE IN THE MUNICIPAL ROAD RIGHT-OF-WAY. ALL PERSONNEL OR WORK DONE IN THE ROAD ALLOWANCE MUST BE COMPLETED AS PER MUNICIPAL FIELD STAFF OFFICER.
  3. THE PERFORMANCE GUARANTEE WILL NOT BE REFUNDABLE BY THE CITY OF OREGON. ALL WORKS HAVE BEEN INSPECTED BY MUNICIPAL FORCES AND DEEMED TO BE COMPLETED AND SATISFACTORY.
- PERMITS REQUIRED**
4. FIRE OCCUPATION PERMIT TO BE PROVIDED IN ACCORDANCE WITH ARTICLES 3.2.5.5 AND 3.2.8.2 OF THE OREGON BUILDING CODE.
  5. FIRE OCCUPATION TRAFFIC MANAGEMENT PLAN.
  6. FIRE ROUTE SIGNS TO BE POSTED IN COMPLIANCE WITH THE HIGHWAY TRAFFIC ACT AND THE OREGON TRAFFIC MANUAL.
- SITE SIGNAGE**
7. ALL PARKING SIGNS FOR PERIODS WITH DEADLINES SHALL BE BORNED WITH ACCESSIBLE TO THE SIGNS CENTERED IN THE PARKING SPACE AS SHOWN ON THIS PLAN.
  8. ALL SIGNS SHALL BE MOUNTED AT A HEIGHT BETWEEN 2M AND 3M ABOVE FINISHED GROUND.
  9. ALL SIGNS SHALL CONFORM TO THE OREGON TRAFFIC MANUAL, HIGHWAY TRAFFIC ACT AND THE OREGON TRAFFIC MANUAL.



All processes will occur indoors in a fully enclosed environment, including full-scale wet anaerobic digestion and wastewater treatment. The conversion of the site to anaerobic digestion aligns with provincial policy statements to divert organic waste from landfills while producing renewable energy from biogas generated during the anaerobic digestion process. The resulting biogas can be used to power nearby homes and business in a cleaner way.



## ANAEROBIC DIGESTION DEVELOPMENT

*A staged approach is foreseen.*

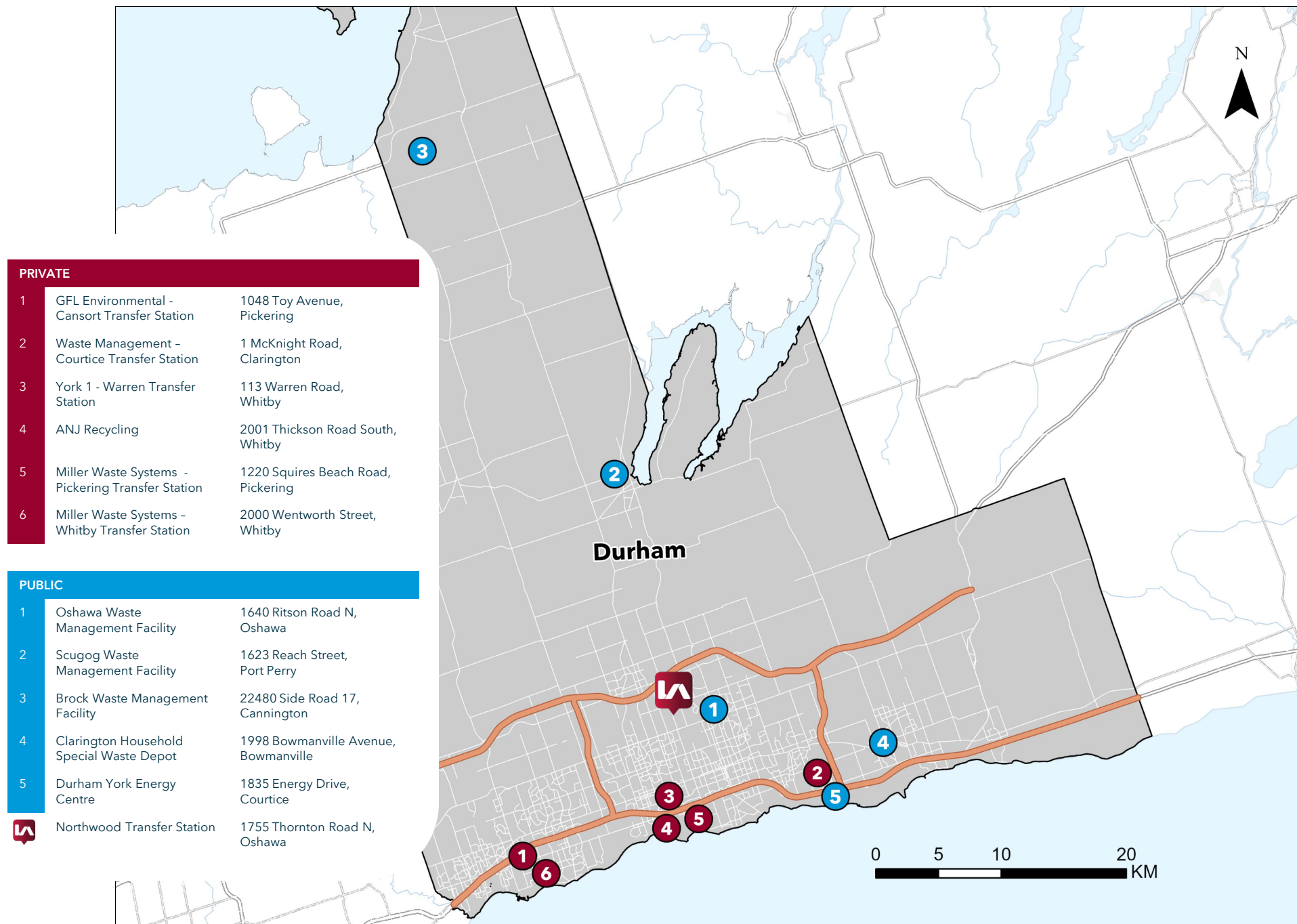


### APPROVED PERMITS

1. Archeological Registration
2. British Columbia Utilities Commission (BCUC)
3. Filing Fortis Agreement
4. Canadian Food Inspection Agency (CFIA)
5. Bio-fertilizer End Product Registration
6. Central Lake Ontario Conservation Authority (CLOCA) permit
7. Demolition Permit Services
8. Disconnection Permit ECA (Environmental Compliance Approval)
9. Waste Environmental Compliance Approval (ECA)
10. Air/Noise Environmental Compliance Approval (ECA)
11. Sewage Environmental Impact Reports
12. Oshawa Foundation Permit
13. NAV Canada Permit OPUC (Oshawa Power)
14. Connection Permit
15. Partial Shell Permit
16. Plumbing Permit (Institutional Permit)
17. Authorization To Discharge Approval
18. Registered Survey Site Plan Agreement
19. Site Servicing Agreement
20. Region Of Durham Enbridge Back Stop Agreement
21. Draft Biogas Services Agreement
22. Fortis Offtake Agreement
23. Transport Canada Permit
24. Final Building Permit Ready For Issuance



## PUBLIC & PRIVATE WASTE TRANSFER FACILITIES

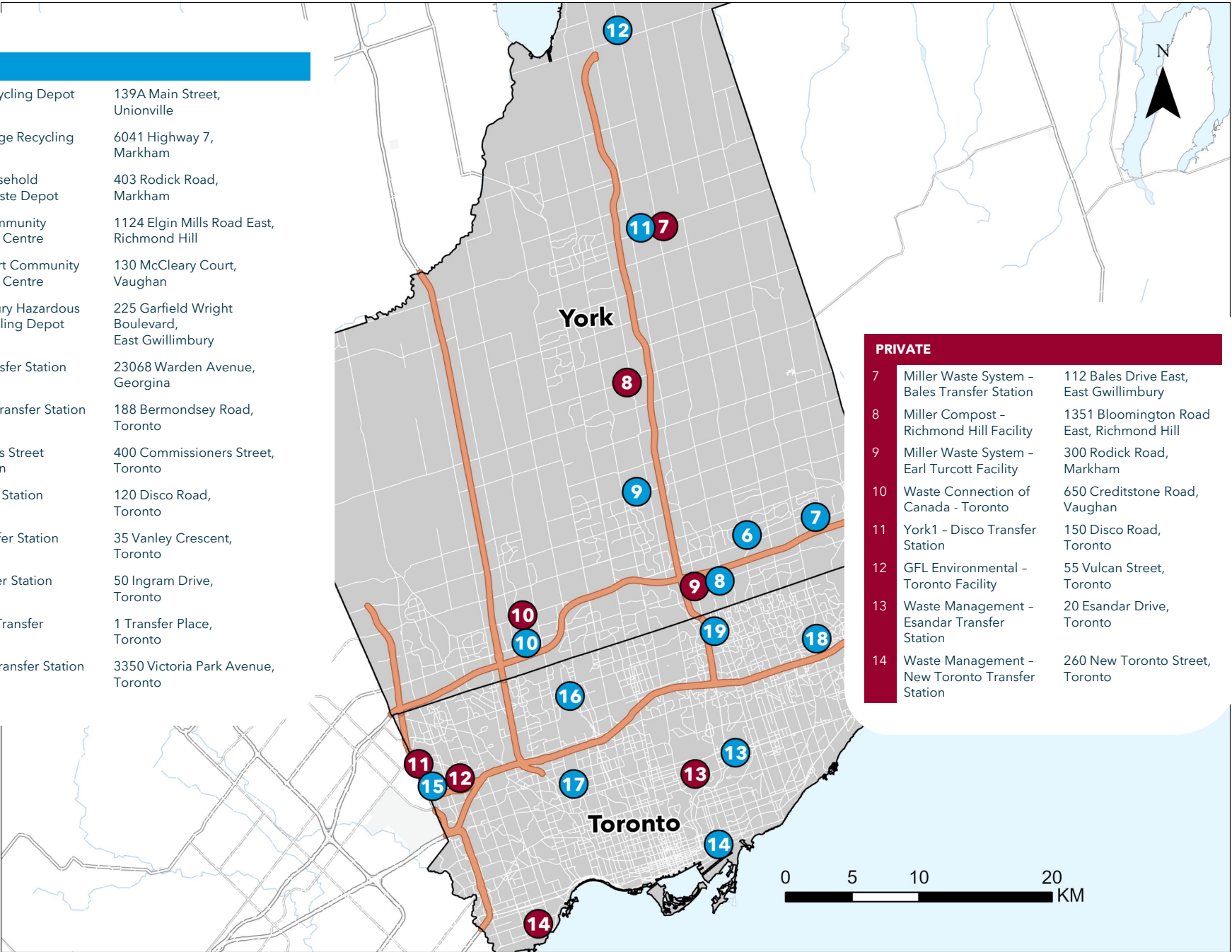




PUBLIC & PRIVATE WASTE TRANSFER FACILITIES

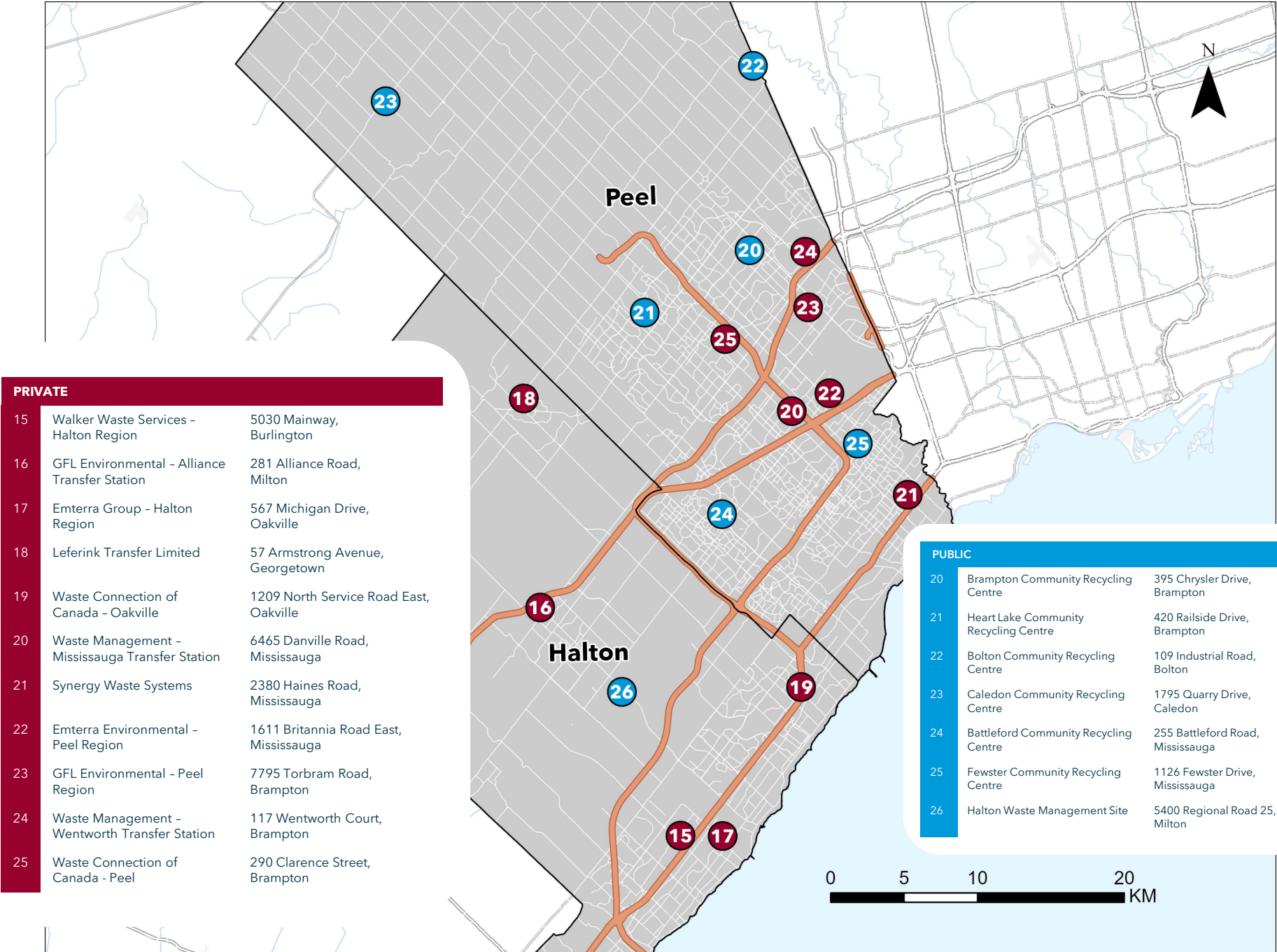
PUBLIC		
6	Unionville Recycling Depot	139A Main Street, Unionville
7	Markham Village Recycling Depot	6041 Highway 7, Markham
8	Markham Household Hazardous Waste Depot	403 Rodick Road, Markham
9	Elgin Mills Community Environmental Centre	1124 Elgin Mills Road East, Richmond Hill
10	McCleary Court Community Environmental Centre	130 McCleary Court, Vaughan
11	East Gwillimbury Hazardous Waste & Recycling Depot	225 Garfield Wright Boulevard, East Gwillimbury
12	Georgina Transfer Station	23068 Warden Avenue, Georgina
13	Bermondsey Transfer Station	188 Bermondsey Road, Toronto
14	Commissioners Street Transfer Station	400 Commissioners Street, Toronto
15	Disco Transfer Station	120 Disco Road, Toronto
16	Dufferin Transfer Station	35 Vanley Crescent, Toronto
17	Ingram Transfer Station	50 Ingram Drive, Toronto
18	Scarborough Transfer Station	1 Transfer Place, Toronto
19	Victoria Park Transfer Station	3350 Victoria Park Avenue, Toronto

PRIVATE		
7	Miller Waste System - Bales Transfer Station	112 Bales Drive East, East Gwillimbury
8	Miller Compost - Richmond Hill Facility	1351 Bloomington Road East, Richmond Hill
9	Miller Waste System - Earl Turcott Facility	300 Rodick Road, Markham
10	Waste Connection of Canada - Toronto	650 Creditstone Road, Vaughan
11	York1 - Disco Transfer Station	150 Disco Road, Toronto
12	GFL Environmental - Toronto Facility	55 Vulcan Street, Toronto
13	Waste Management - Esandar Transfer Station	20 Esandar Drive, Toronto
14	Waste Management - New Toronto Transfer Station	260 New Toronto Street, Toronto





PUBLIC & PRIVATE WASTE TRANSFER FACILITIES









AERIAL FACING WEST





PROPERTY IMAGES



AERIAL FACING SOUTH



AERIAL FACING SOUTHEAST



AERIAL FACING EAST



PROPERTY IMAGES





## 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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## ABOUT CCI BIOENERGY & EVERGREEN ENVIRONMENTAL

Established in 1992, CCI Bioenergy is recognized as a pioneer in North America for developing innovative organics processing solutions through Anaerobic Digestion (AD). Our journey began with a vision that waste management challenges present an opportunity to revolutionize our approach and recognize the organic fraction in waste as a valuable resource.

As a privately held company headquartered in Toronto, Ontario, Canada, we are the exclusive license holders for the commercially proven AD technology known as "The BTA® Process" in both Canada and the USA. This North American patented solution originated in Europe and was developed and successfully commercialized in the early 1980s. Over the years, it has been effectively implemented across various countries. In 2021, CCI Bioenergy was acquired by Evergreen Environmental Inc., a company specializing in developing high-quality waste facilities that provide the highest diversion target, ensuring the highest reliability in waste management solutions.



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