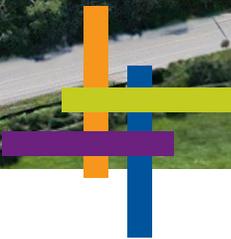


PANATTONI®

CAP
Ontario Inc.

500,000 SQ. FT. INDUSTRIAL SPACE FOR LEASE



1 5 6 5
T H O R N T O N R D N
O S H A W A

Q4 2024

NEW CLASS 'A' FACILITY WITH OUTSIDE STORAGE



*Plans, illustrations and renderings are artist concept only and may contain errors or options not available. E. & O.E.

PREMIER EAST-END LOCATION OVERVIEW



1565 Thornton Road North is a state-of-the-art Class 'A' industrial facility spanning 499,665 square feet. Designed with a highly efficient double-sided shipping layout, the building can accommodate a variety of uses and tenancies.

The building has 40-foot clear ceilings, and extensive shipping capabilities, featuring 104 truck-level and 8 drive-in doors, accompanied by 104 trailer parking spots.

Its strategic and accessible location offers easy connections to 400-series highways such as Highway 401, Highway 407, Highway 412, and Highway 418, providing direct routes to the Greater Toronto Area (GTA), Montreal and Pearson International Airport.

Occupants will benefit from modern industrial features within an optimal layout, fostering operational efficiencies and cost savings.

**CLOSE PROXIMITY TO
HWY. 401, 407, 412 AND 418**

**DIRECT ROUTES TO GTA
AND MONTREAL MARKETS**

**MODERN LOGISTICS
DISTRIBUTION CENTRE IN
OSHAWA**





104 TRAILER PARKING STALLS

**EFFICIENT &
FLEXIBLE
CLASS 'A'
SPACE**



Available Area: Up to 499,665 Sq. Ft.

Shipping Court: 131'

Clear Height: 40'

Power: 600V/2500A

Shipping: 104 Truck Level; 8 Drive-In

Sprinklers: ESFR

Bay Size: 43' x 56' w 60' marshalling bay

Lighting: LED with motion sensors



499,665 SQ. FT
Total available space



OUTSIDE STORAGE
Highly sought-after outside storage available



ADAPTABLE LAYOUT
Can be demised for single or multi-tenant users

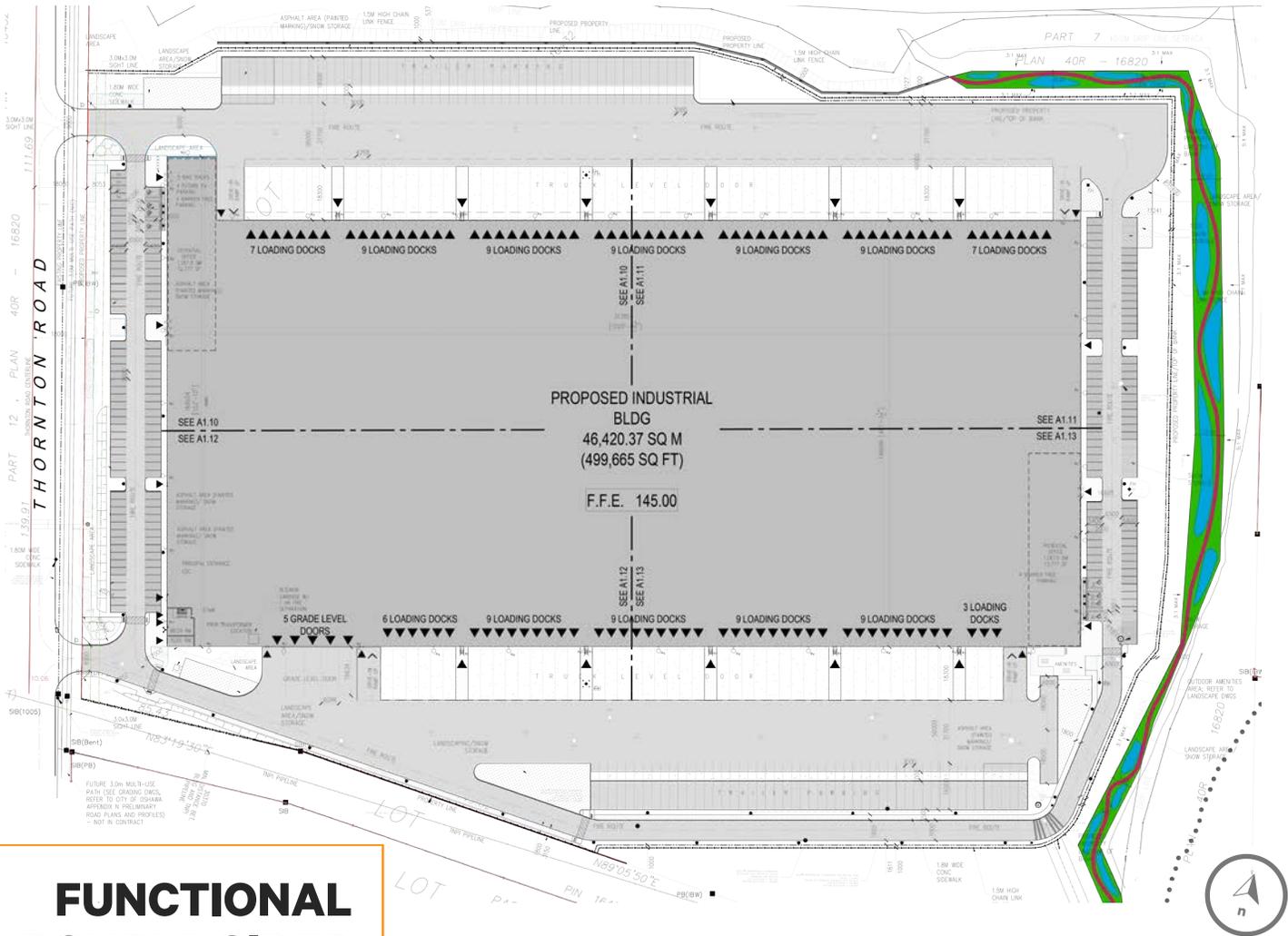


SPEED TO MARKET
Delivering in 2024





August 2024



FUNCTIONAL DOUBLE-SIDED SHIPPING LAYOUT

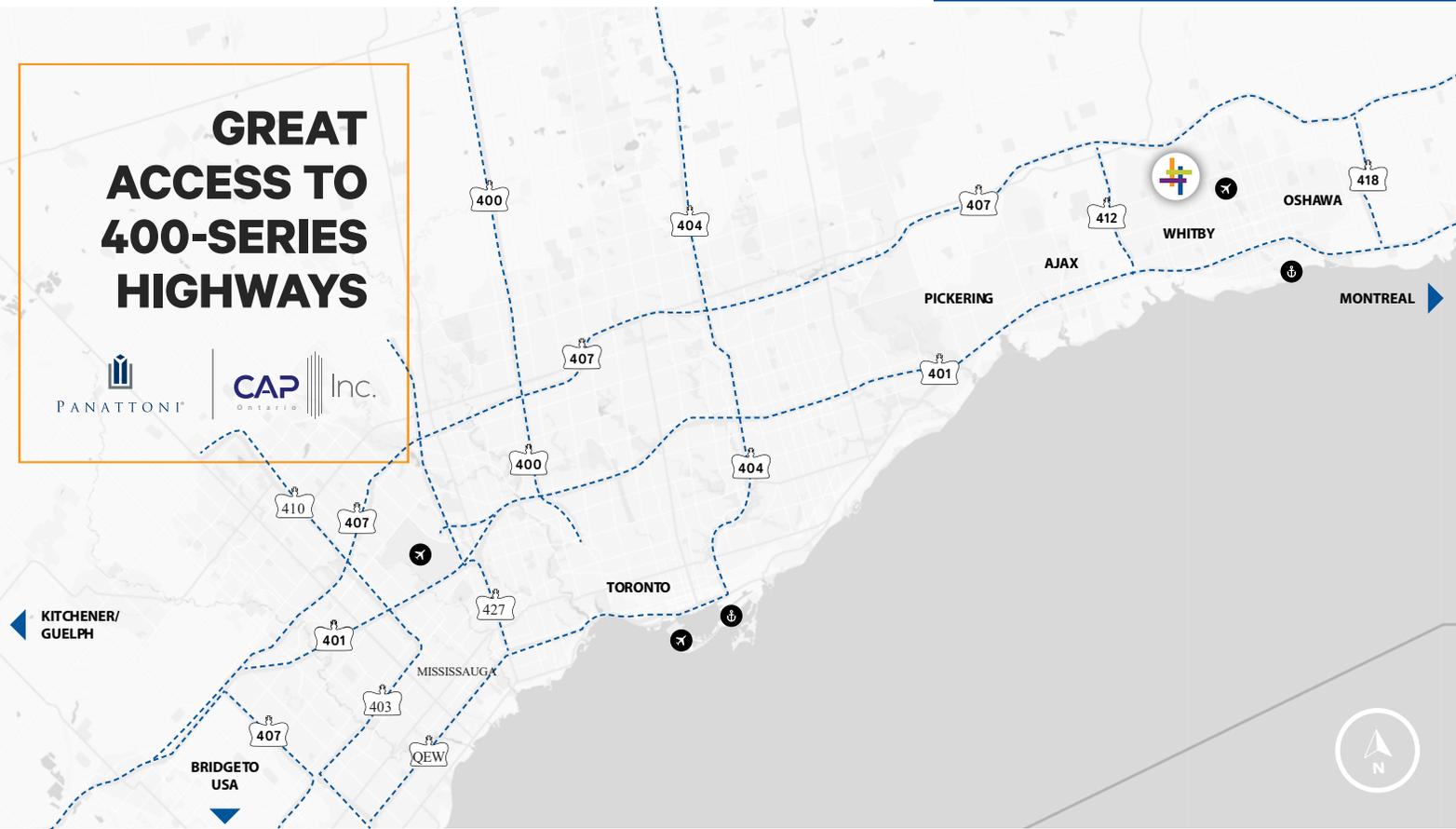


**HIGH RATIO OF SHIPPING DOORS WITH
AN ABUNDANCE OF TRAILER PARKING**

**ONLY NEW INDUSTRIAL SPECULATIVE
DEVELOPMENT DELIVERING IN OSHAWA
IN 2024**

**OPTIMAL SITE CIRCULATION FOR BOTH
CARS & TRUCKS**

GREAT ACCESS TO 400-SERIES HIGHWAYS



Hwy 401 - 11 min/7 km

Hwy 407 - 6 min/5 km

Hwy 412 - 12 min/8 km

Hwy 418 - 17 min/13 km

Hwy 404 - 27 min/44 km

Hwy 427 - 40 min/68 km

Hwy 48 - 11 min/36 km

Hwy 35 - 17 min/31 km

Toronto - 24 min/40 km

Oshawa - Oshawa Airport – 9 min/6 km

Toronto Pearson Pearson Airport – 44 min/76 km

Montréal Montreal - 4 hr 47min/492 km

*Drive times and kilometres are approximate.

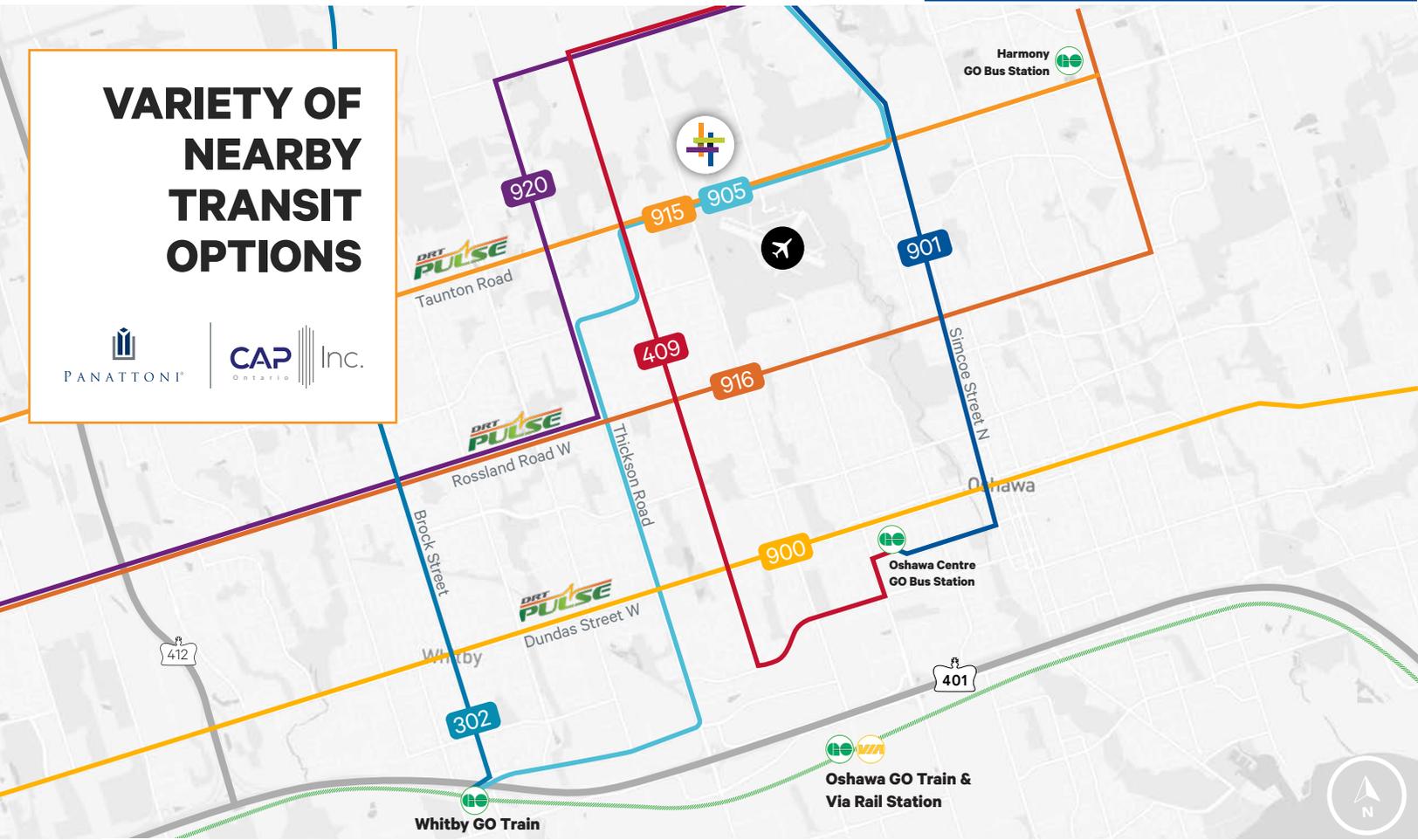
**WELL CONNECTED TO 400-SERIES
HIGHWAYS WITH EASY ACCESS TO GTA**

**DIRECT ROUTES TO PEARSON AIRPORT,
MONTREAL & THE DETROIT BORDER**

CLOSE PROXIMITY TO OSHAWA AIRPORT



VARIETY OF NEARBY TRANSIT OPTIONS



- 920** Every 10 min
- 905** Every 10 min
- 915** Every 10 min

Regional Transit

- Harmony GO Terminal - 12 min/6.0 km
- Whitby GO Station - 17 min/11.5 km
- Oshawa GO & Via Station - 14 min/9.1 km

Durham Region is accessible to the GTA via the Lakeshore East GO line with major stations in both Whitby and Oshawa.

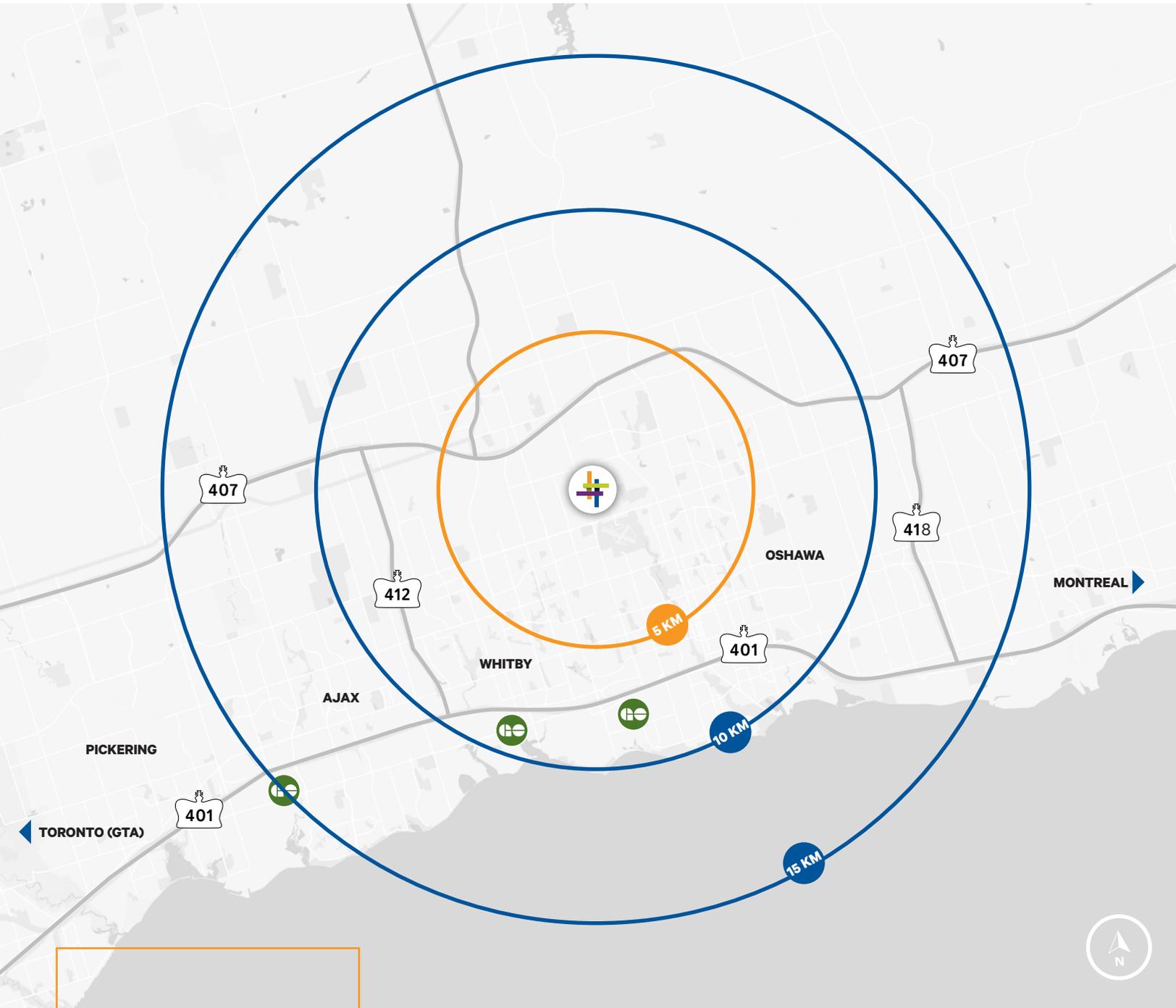
The site is well serviced by the Durham Regional Transit Pulse rapid bus network, with three routes adjacent to the site offering frequent trips along major streets to and from the GO stations.

ACCESS TO A DEEP LABOUR POOL OF OVER 1.2 MILLION WORKERS WITHIN 45-MINUTES

VARIETY OF TRANSIT OPTIONS INCLUDING A DIRECT ROUTE TO WHITBY GO STATION IN FRONT OF THE SITE

EASY CONNECTIONS TO SEVERAL GO STATIONS & DURHAM RAPID TRANSIT





WHO'S IN THE AREA? PEOPLE



Durham Region is one of the fastest growing areas in Canada. Its population increased by more than 6% between 2011 and 2016, growing to 673,000 people.

The City of Oshawa boasts a labour pool of over 1.2 million workers within a 45-minute commute and is considered a critical gateway to the Greater Toronto Area.

- 5KM** Population: 144,957
- 10KM** Population: 351,755
- 15KM** Population: 609,778
- 60KM** Commuters: 1,750,000+



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