

1565
thornton



UNIT #2 | 129,892 SF
STATE-OF-THE-ART
CLASS-A INDUSTRIAL FACILITY
FOR DIRECT LEASE

 PANATTONI®

 CUSHMAN &
WAKEFIELD



STRATEGICALLY POSITIONED FOR SUCCESS

property highlights

Located within a modern Class-A industrial facility totaling 499,665 SF, Unit #2 spans 129,892 SF and is available for immediate occupancy. Designed with a highly efficient double-sided shipping configuration, it offers flexibility to support various uses and tenants.

Key features include 40-foot clear ceilings, 27 truck-level doors, 2 drive-in doors, and 21 trailer parking stalls. Strategically located near major 400-series highways—401, 407, 412, and 418—the property provides seamless access to the GTA, Montreal, and Pearson International Airport.

This state-of-the-art facility combines modern industrial features with a thoughtfully designed layout to maximize operational efficiency and cost-effectiveness.



specifications

AVAILABLE AREA: Up to 129,892 SF

CLEAR HEIGHT: 40'

SHIPPING DETAILS: 27 TL doors | 2 DI doors

BAY SIZE: 43' x 56' (60' marshalling bay)

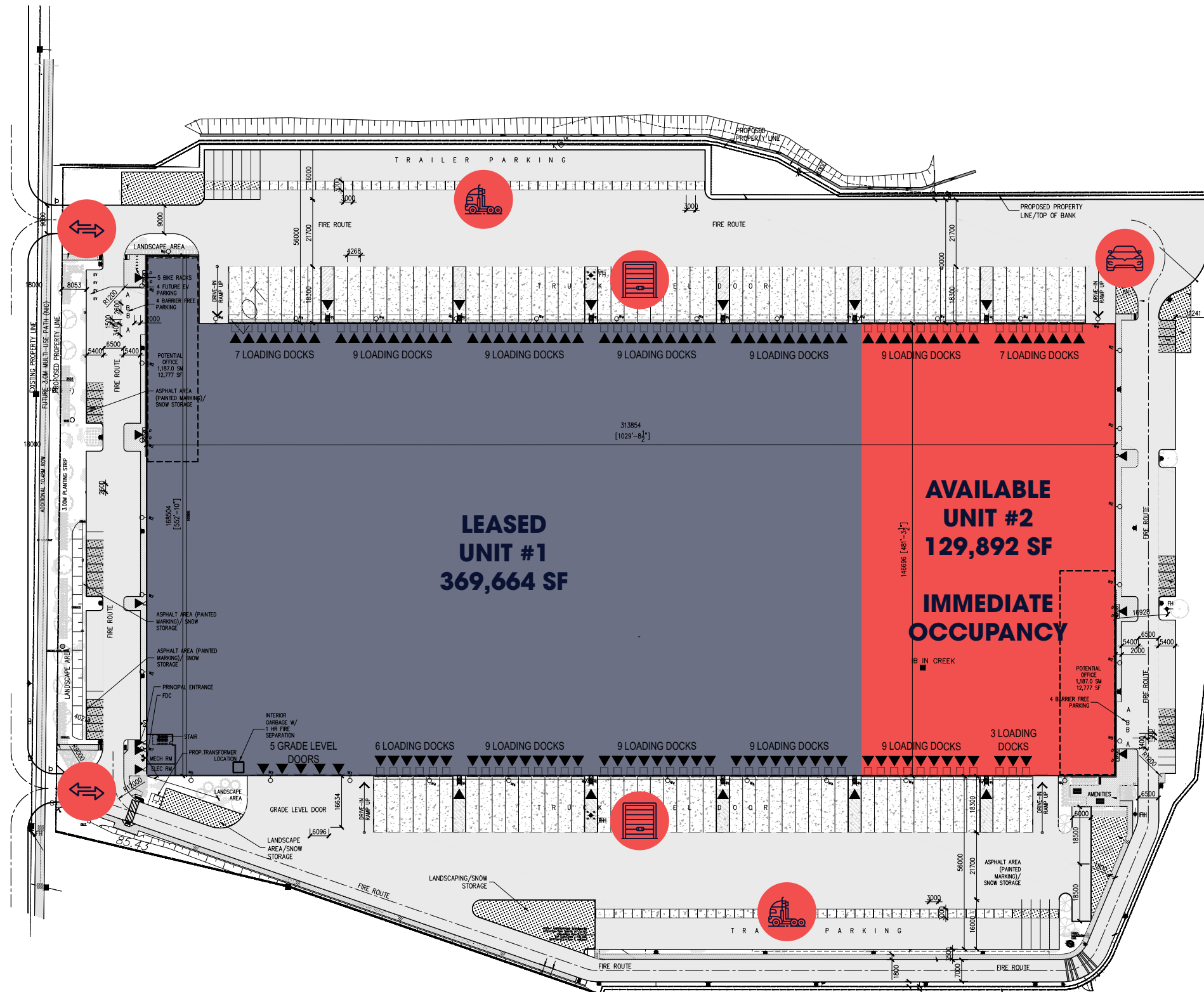
SHIPPING COURT: 131'

LIGHTING: LED with motion sensors

SPRINKLERS: ESFR

PARKING: 93 VEHICLE PARKING STALLS +
4 BARRIER FREE
21 TRAILER PARKING STALLS

site plan



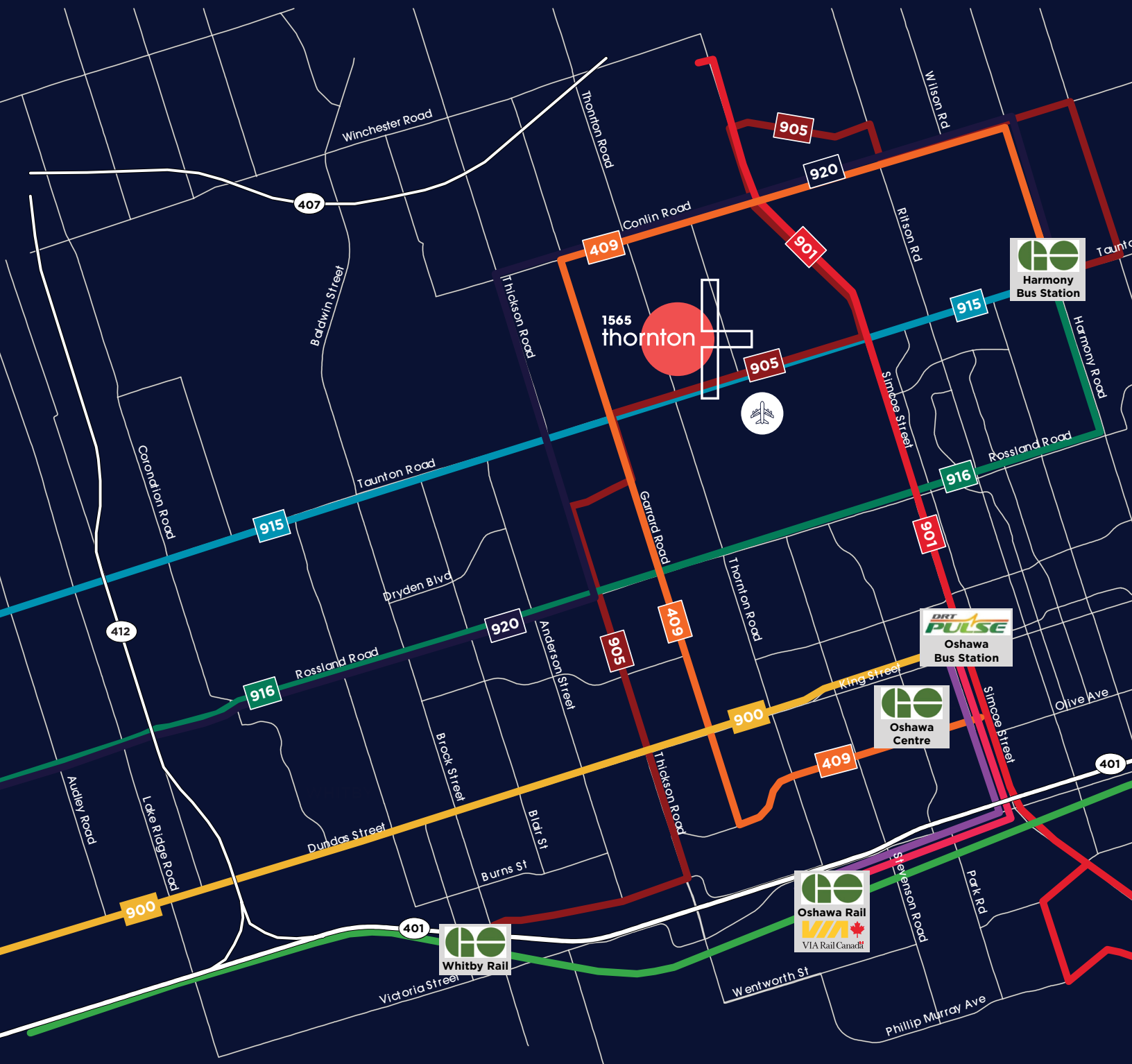
site features

-  Trailer parking and circulation pathways
-  Double-sided shipping layout
-  Key entry/exit points
-  Outside storage available
-  Optimal site circulation for both cars and trucks
-  Designed to foster operational efficiency and cost savings
-  Ready for Fixturing



transit options

Durham Region offers convenient access to the Greater Toronto Area through the Lakeshore East GO line, with key stations located in Whitby and Oshawa. The site benefits from excellent connectivity via the Durham Regional Transit Pulse rapid bus network, which provides three nearby routes with frequent service along major streets, linking directly to the GO stations.



connectivity & labour pool



PREMIER ACCESS

CLOSE PROXIMITY TO MAJOR HIGHWAYS

Highway 407	6 min	5 km
Highway 401	11 min	7 km
Highway 412	12 min	8 km
Highway 418	17 min	13 km

DIRECT ROUTES TO KEY DESTINATIONS

Toronto	24 min	40 km
Oshawa Airport	9 min	6 km
Pearson Airport	44 min	76 km



Situated in Durham, one of Canada's fastest-growing markets with a population of 673,000, 1565 Thornton Road N. offers access to a robust labour pool of over 1.2 million workers within a 45-minute commute.

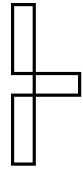
Population within 5 km
144,957

Population within 10 km
351,755

Population within 15 km
609,778

Regional Commuters
1,750,000+





area amenities

RESTAURANTS

- Pi Co Pizza Bar 1
- Stacked 2
- Cobs Bread 3
- Halibut House 4
- Piper Arms 5
- A&W 6
- The Canadian Brewhouse 7
- Symposium Cafe 8
- Burger Factory 9
- Chaalo 10
- East Side Mario's 11
- Tahini's 12
- Wendy's 13
- Cora Breakfast 14
- St. Louis Bar & Grill 15
- barBurrito 16
- Popeye's 17
- Boston Pizza 18
- Swiss Chalet 19
- Sunfire 20
- Panera Bread 21
- State & Main 22
- The Oak & Ale 23
- Chuck's Roadhouse 24
- Pur & Simple 25
- Mexico Lindo 26
- Sankalp 27
- Mandarin 28
- One Eyed Jack 29
- Taco Bell 30
- Crepe Castle 31
- McDonald's 32
- Hardy John's Bar & Grill 33
- Midami Sushi 34
- KFC 35
- Harvey's 36
- Arby's 37
- Sherry's Diner 38
- Burger King 39
- Mary Brown's Chicken 40
- Pizza Salvatore 41
- Firehosue Subs 42
- Sunset Grill 43
- Chick-Fil-A 44
- Five Guys 45
- Shelby's Shawarma 46

FITNESS

- GoodLife Fitness 1
- Planet Fitness 2
- LA Fitness 3
- Orangetheory Fitness 4
- CrossFit Totality 5

FUEL

- Petro-Canada 1
- Shell 2
- Esso 3
- Pioneer 4
- Ultramar 5
- Canadian Tire Gas 6

HOTELS

- Holiday Inn Express 1

RETAIL

- Longo's Supermarket 1
- FreshCo 2
- Costco 3
- Real Canadian Superstore 4
- Walmart Supercentre 5
- LCBO 6
- The Beer Store 7
- The Home Depot 8
- Shoppers Drug Mart 9
- Farm Boy 10
- WildFork 11
- HomeSense 12
- Staples 13
- SportChek 14
- NoFrill's 15
- RONA Home Improvement 16
- Ren's Pets Supply 17
- Giant Tiger 18
- Metro Supermarket 19
- Sobey's Supermarket 20
- Canadian Tire 21



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