

CROSS DOCK AND PARKING FACILITY FOR SUBLEASE



**1250 THORNTON ROAD
OSHAWA, ONTARIO**

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ROYAL LEPAGE®
COMMERCIAL™

PROPERTY FEATURES

- **20 Dock Doors (with levellers)**
- **7,000 s.f. of dock (60 feet wide)** – Highlighted in Red – Exhibit 1.0
- **1,087 sq. ft. office (not included on dock)** - Highlighted in Red – Exhibit 2.0
- **80 - 53' foot trailer parking spaces** - Highlighted in Yellow – Exhibit 3.0
- **60 - Tractor parking spaces** - Highlighted in Yellow – Exhibit 3.0
- **10 - Car parking** – Exhibit 3.0
- **Fully Fenced, Yard Lighting and Security**
- **Heated Cross-Dock**

TERMS

Occupancy	February 1, 2026 (Negotiable)	
Sublease Term	November 30, 2028	
Monthly Rent (2025)	Office (Premises A) - Gross	\$ 2,434
	Cross Dock (Premises B) - Semi Gross	\$ 42,175
	Parking (Premises C) – Gross	\$ 42,175
	Total	\$86,784

(Note: Gross rents escalate 3% per annum. Also see **Additional Information** for base year calculation for Premises B.



EXHIBIT 1.0

OFFICE AREA - (PREMISES A)

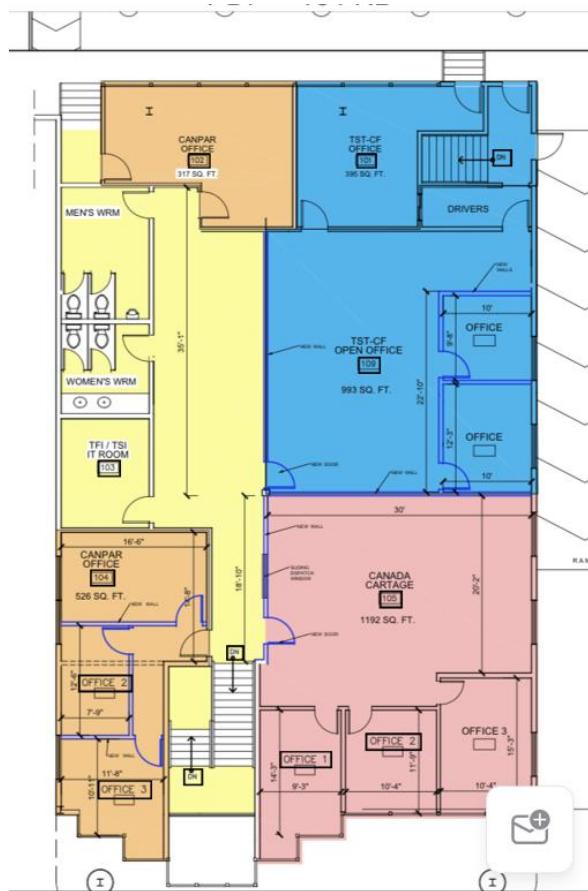


EXHIBIT 2.0

CROSS DOCK - (PREMISES B)

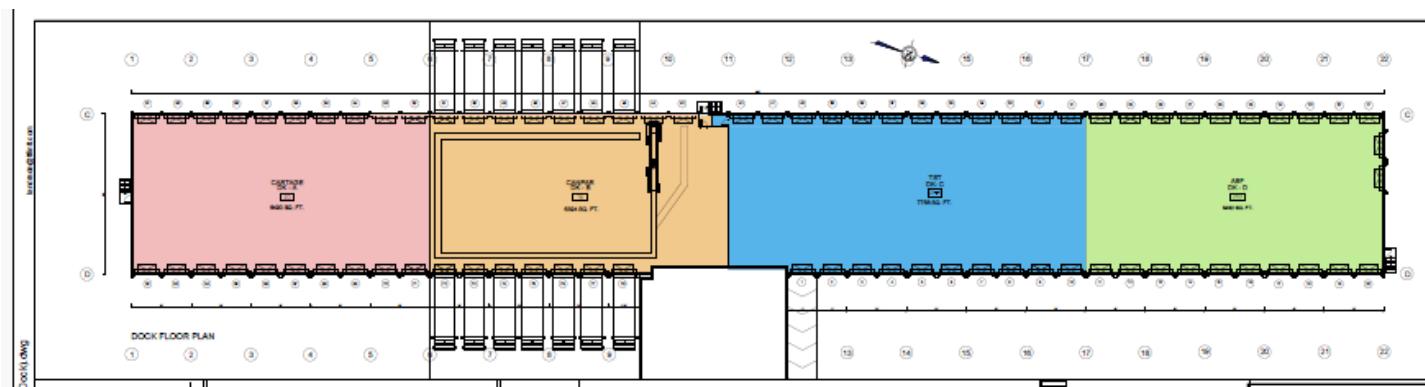
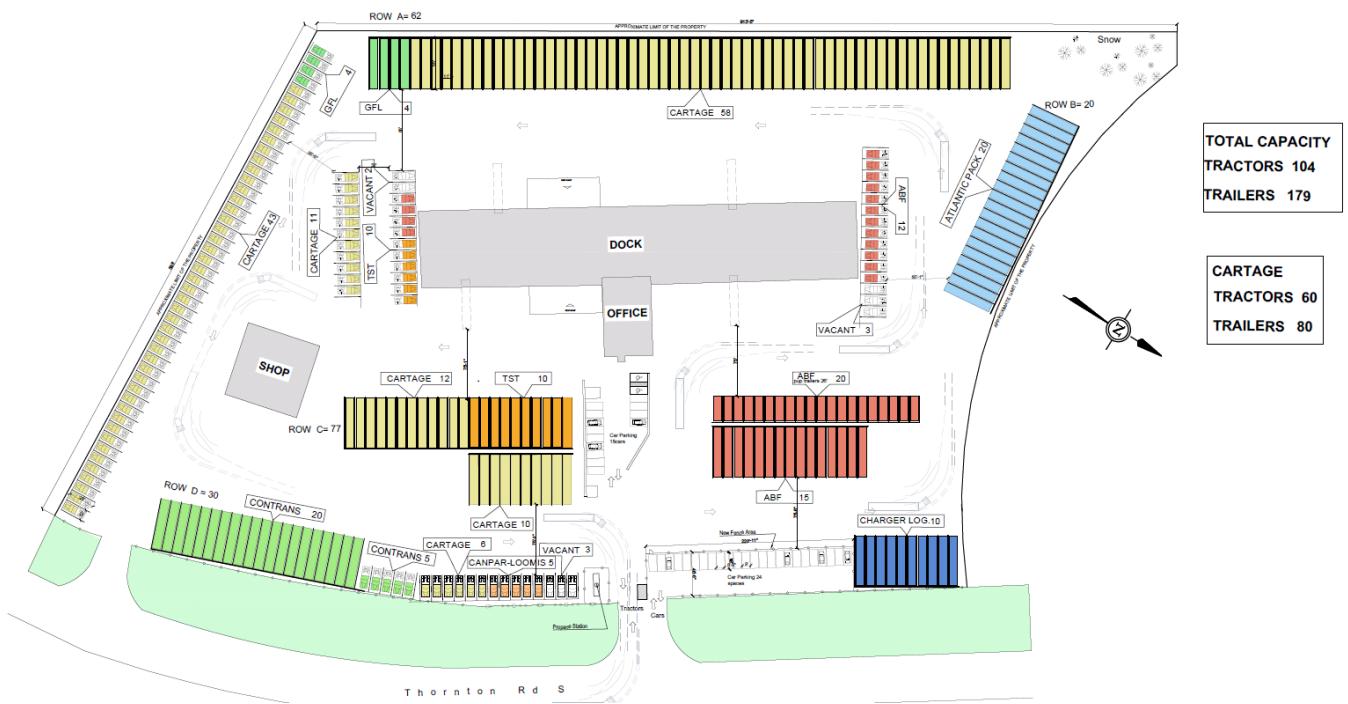


EXHIBIT 3.0

PARKING - (PREMISES A + C)



ADDITIONAL INFORMATION

The Premises

The Landlord leases to the Tenant the following:

- (i) Office area of approximately 1,087 sf - (**Premises A**)
- (ii) Cross-Dock area of 20 dock level doors and 20 trailer parking spaces (in the yard) - (**Premises B**), and
- (iii) Additional trailer parking of 60 spaces and Additional Tractor Parking of 60 spaces in the yard - (**Premises C**),
... (collectively, the "**Premises**").

For greater certainty, the Sublease will include 80 trailer spaces in the yard (20 + 60) in total. The Landlord shall have the right throughout the term and any renewals thereof, to take back 20 trailer parking spaces and /or 20 tractor parking spaces by providing the Tenant with 90 days prior written notice. This right shall only be exercised by the Landlord if the spaces are required by any division or affiliate of TFI International.

Car Parking

The Landlord agrees to provide 10 car parking spaces in a designated car parking area for the term or any extension period thereafter.

Access to Shared Upper and Basement Washroom and Basement Driver's Room

The Landlord agrees Tenant shall have access to upper and lower washrooms and lower driver's room.

Change Rooms

The Tenant agrees there shall be no access to change rooms other than available in the existing washrooms.

Access between Office and Dock Area

The Tenant agrees there shall be no direct access from the second-floor office area and the dock area and shall be required to exit the office to access the dock, and vice versa.

Additional Rent For Premises B

During the Base Year, (2023) the Tenant shall not be required to contribute to Operating Costs or Real Estate Taxes. However, following the Base Year and for every subsequent Lease Year, in addition to Base Rent, the Tenant shall pay to the Landlord, as Additional Rent, its Proportionate Share of any and all increases in the Operating Costs and Real Estate Taxes over the amounts so incurred by Landlord during the Base Year, plus the Administration Fee. The Operating Costs for the Base Year are estimated to \$8.76 per square foot.

