

FOR LEASE | INDUSTRIAL
7626, 7638 & 7640 WINSTON STREET
BURNABY, BC

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES



- ▶ **2,752 & 5,684 SF Front Office/Rear Loading Units**
- ▶ **Excellent Exposure to Winston Street**
- ▶ **Grade Loading**

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7626 WINSTON STREET

Available Area

Warehouse	1,745 SF
Office	797 SF
Mezzanine	210 SF
Total	2,752 SF

Basic Lease Rate

\$19.00 PSF

Taxes & Operating Costs

\$8.24 PSF (2026 estimate)

Availability

June 1, 2026

Location

Strategically positioned just south of Lougheed Highway and the Lake City Industrial Park, the subject property enjoys a prime location within Burnaby's popular Winston Street Industrial corridor. This well-connected complex is ideally situated midway between the Kensington and Cariboo interchanges, providing seamless access to the Trans-Canada Highway and convenient connectivity to all points east and west.

Zoning

M-5 (Light Industrial) allowing for a wide range of uses including manufacturing, assembly, printing, laboratories, warehousing and distribution.

Features

- ▶ Front office, rear loading
- ▶ One (10' x 10') grade loading door per unit
- ▶ 18' ceiling height
- ▶ Ample truck maneuvering
- ▶ Fully sprinklered
- ▶ Gas-fired warehouse heat
- ▶ 100 amp, 3-phase power (per unit)
- ▶ HVAC offices (unit 7626 only)
- ▶ 2 washrooms and kitchenette (unit 7626)
- ▶ 2 washrooms and kitchenette (units 7638-7640)
- ▶ LED warehouse lighting (units 7638-7640)
- ▶ Ample on-site parking
- ▶ Professionally managed

7638-7640 WINSTON STREET

Available Area

Warehouse	3,759 SF
Office	1,325 SF
Mezzanine	600 SF
Total	5,684 SF

**Units can be leased together or separately*

Basic Lease Rate

\$19.00 PSF

Taxes & Operating Costs

\$8.17 PSF (2026 estimate)

Availability

June 1, 2026



7626 Winston Street



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7638-7640 Winston Street



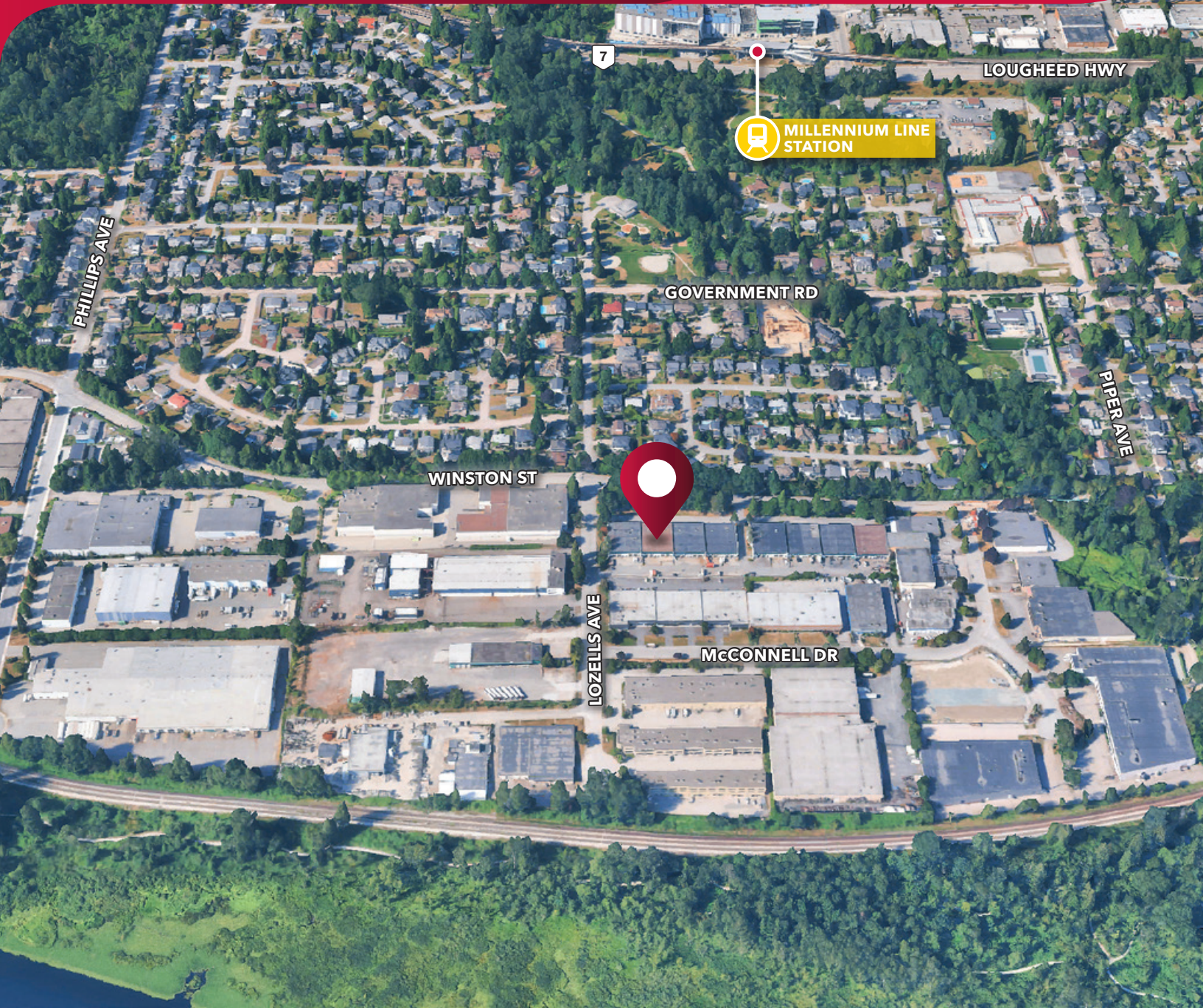
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