

**FOR LEASE | INDUSTRIAL
7630-7632 & 7638-7640 WINSTON STREET
BURNABY, BC**

**LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES



- ▶ **Front Office/Rear Loading Units**
- ▶ **Units 7630 & 7632 – 5,840 SF**
- ▶ **Units 7638 & 7640 – 2,542 to 5,684 SF**
- ▶ **Excellent Exposure to Winston Street**

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7630 & 7632 WINSTON STREET

Available Area

Warehouse	3,634 SF
Office	1,450 SF
Mezzanine	756 SF
Total	5,840 SF

Basic Lease Rate

\$19.00 PSF

Taxes & Operating Costs

\$8.31 PSF (2026 estimate)

Availability

Immediate

7638 & 7640 WINSTON STREET

Available Area

7638 WINSTON	
Warehouse	1,942 SF
Office	600 SF
Mezzanine	600 SF
Total	3,142 SF

7640 WINSTON	
Warehouse	1,817 SF
Office	725 SF
Total	2,542 SF

7638 & 7640 Winston 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

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.

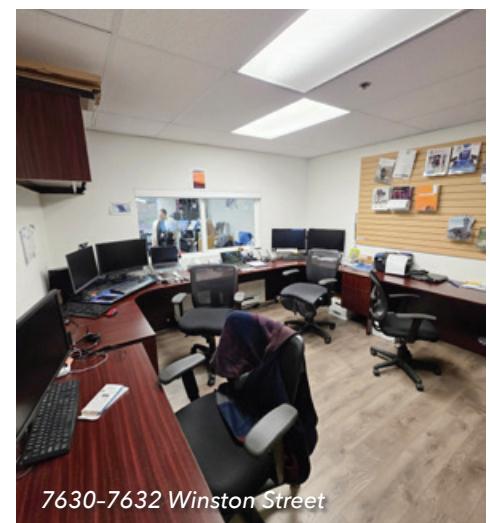
Zoning

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

Features

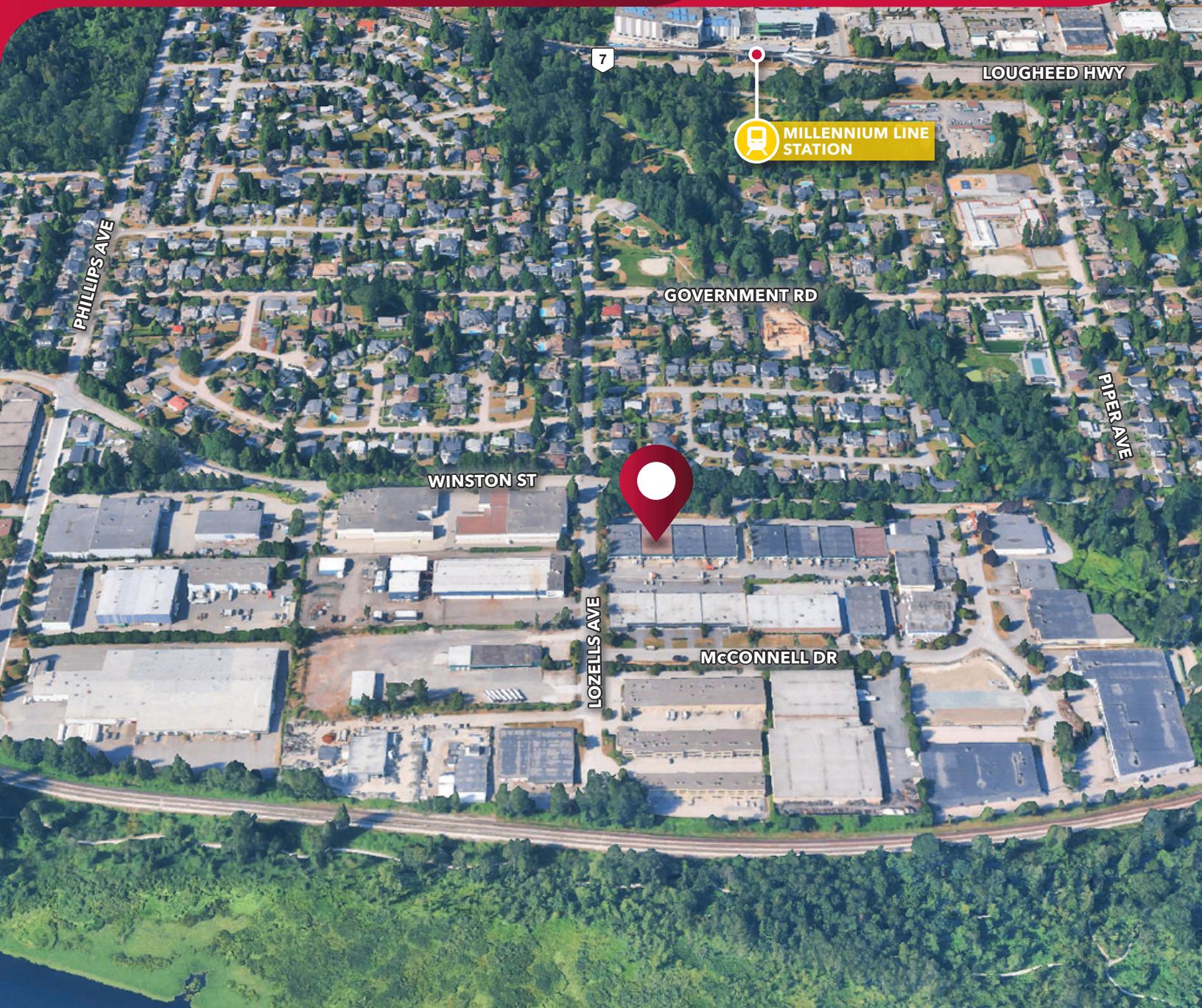
- ▶ Front office, rear loading
- ▶ One (10' x 10') grade loading door per unit at 7638-7640
- ▶ One (1) dock loading door at units 7630-7632*
- ▶ 18' ceiling height
- ▶ Ample truck maneuvering
- ▶ Ample on-site parking
- ▶ Professionally managed
- ▶ Fully sprinklered
- ▶ Gas-fired warehouse heat
- ▶ 100 amp, 3-phase power (per unit)
- ▶ One (1) washroom in warehouse (units 7630-7632)
- ▶ Two (2) washrooms and kitchenette (units 7638-7640)
- ▶ LED warehouse lighting (units 7638-7640)

**Potential for a second door, but can also be used as grade loading*



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