

FOR LEASE | INDUSTRIAL
7638-7640 WINSTON STREET
BURNABY, BC

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES



- ▶ Two Front Office/Rear Loading Units Available Together or Separately
- ▶ 2,542 to 5,684 SF
- ▶ Excellent Exposure to Winston Street

Ryan Barichello
D 604.630.3371 C 604.889.4146
ryan.barichello@lee-associates.com

Chris McIntyre
Personal Real Estate Corporation
D 604.630.3392 C 604.889.0699
chris.mcintyre@lee-associates.com



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
- ▶ Ample on-site parking
- ▶ Professionally managed
- ▶ Fully sprinklered
- ▶ Gas-fired warehouse heat
- ▶ 100 amp, 3-phase power (per unit)
- ▶ One (1) washroom per unit
- ▶ Kitchenette in 7638 Winston
- ▶ LED warehouse lighting

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)

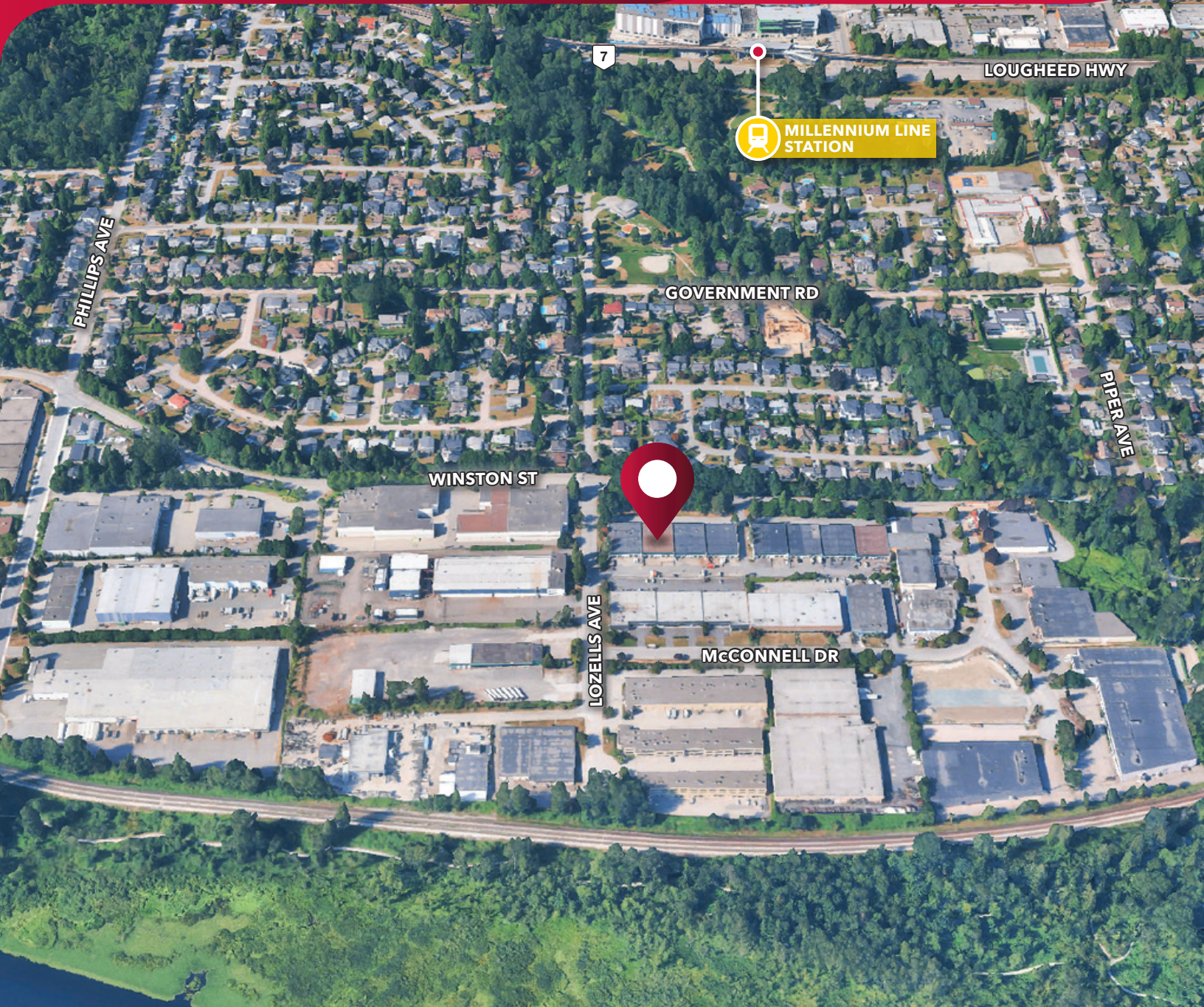
Availability

Immediate



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CELEBRATING OVER
50
YEARS IN VANCOUVER