

FOR SALE OR LEASE
148,229 SF WAREHOUSE
WITH OFFICE & SHOWROOM

7260 WINSTON STREET

Burnaby, BC



SEAN UNGEMACH
Personal Real Estate Corporation
Executive Vice Chair
604 640 5823
sean.ungemach@cushwake.com



**CUSHMAN &
WAKEFIELD**

Suite 700 - 700 West Georgia Street
PO Box 10023, Pacific Centre, Vancouver, BC V7Y 1A1
604 683 3111 / cushmanwakefield.ca



FOR SALE OR LEASE

7260 WINSTON STREET

Burnaby, BC

THE LOCATION

7260 Winston Street is located in the popular North Burnaby submarket, a major employment hub where vacancy rates average below 0.3%. Close proximity to major transportation routes namely Highway 1 (Trans-Canada Highway) and Lougheed Highway which provide easy access to all areas of the Lower Mainland. The property is located in close proximity to rapid transit via the Sperling-Burnaby Lake Millennium Skytrain station, providing easy access for employees and customers.

RENTABLE AREA

Warehouse	135,037 sf (including 5,684 sf mezzanine)
Main Floor Office	11,455 sf
Second Floor Office	1,737 sf
Total	148,229 sf

ZONING

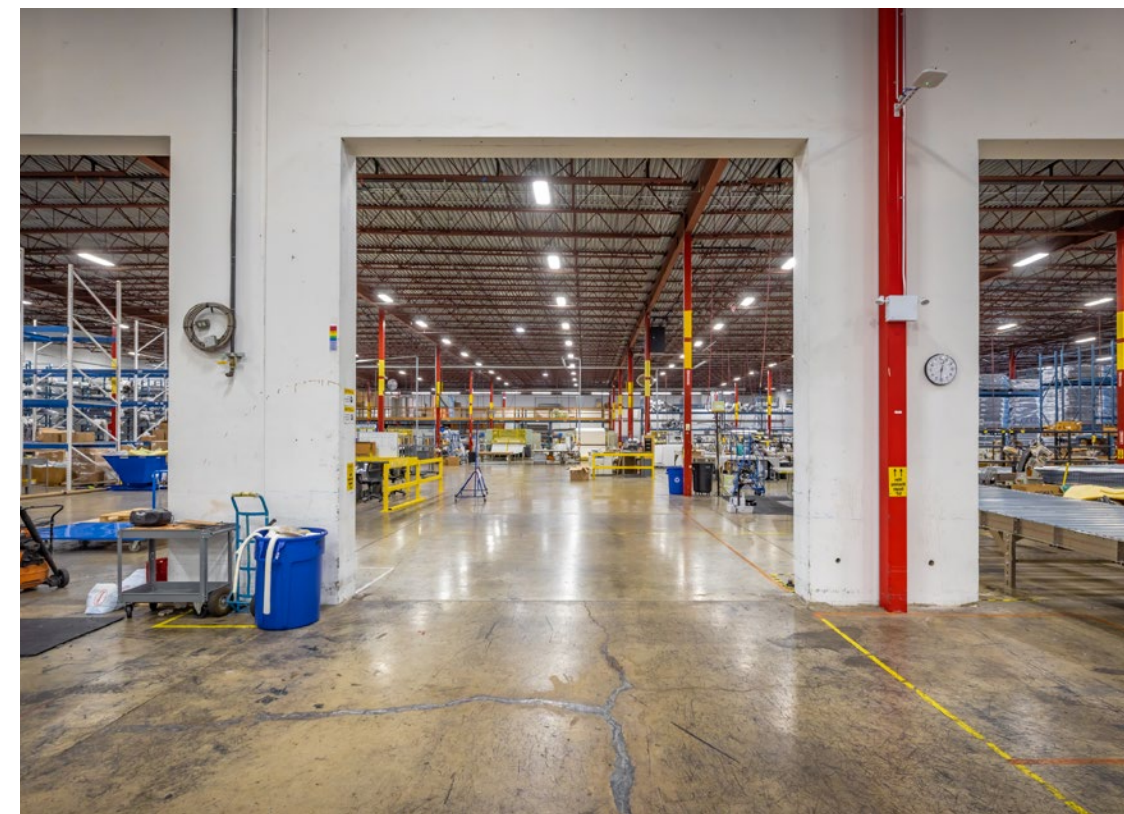
M2 General Industrial

AVAILABILITY

Immediate

BUILDING FEATURES

- Freestanding building
- 148,229 square feet on 6.93 acres
- Approximately 24' clear ceiling height
- 600V / 400 AMP electrical service
- 20 dock level loading doors
- 2 grade doors (one large: 14' h x 20'w)
- Fully sprinklered
- Led lighting throughout
- 34' x 41' column spacing in warehouse
- Functional distribution building with excellent curb appeal
- Fully sprinklered trash Compactor area
- Fully fenced truck court and yard
- 2,300 sf covered, sprinklered and secure outdoor storage
- Demisable into multiple tenancies if desired



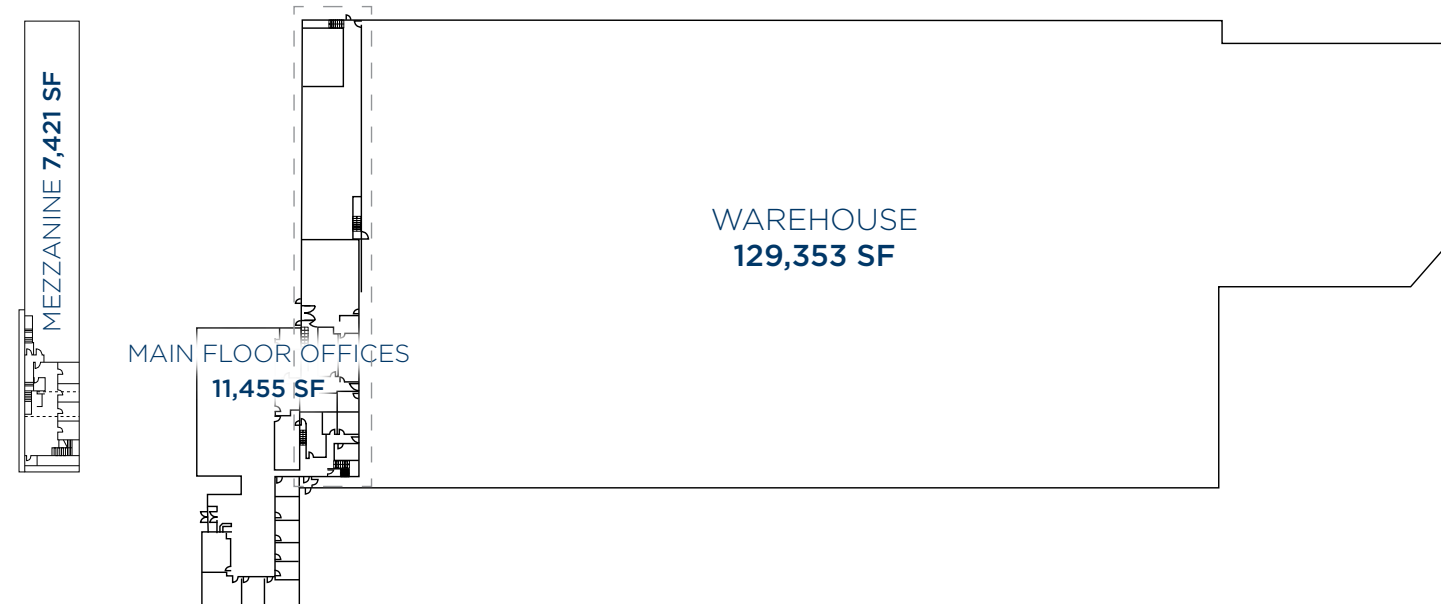


FOR SALE OR LEASE

7260 WINSTON STREET

Burnaby, BC

SECOND FLOOR OFFICE
1,737 SF



DEMOGRAPHICS 5KM RADIUS

7260 Winston Street is located in the popular North Burnaby submarket, a major employment hub.



270,206
2021 POPULATION
ESTIMATED



\$101,831
AVERAGE
HOUSEHOLD INCOME



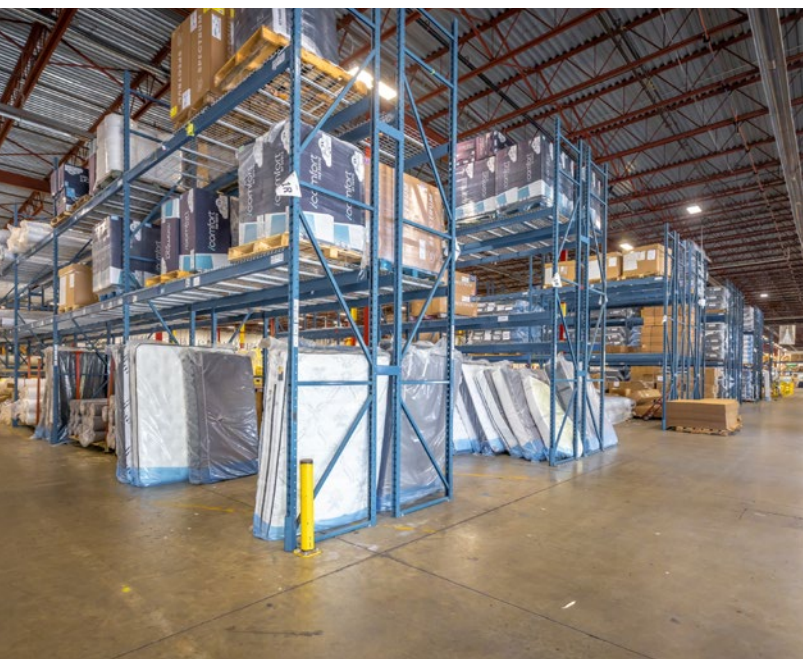
5.7%
PROJ. POPULATION
GROWTH BY 2026



244,926
DAYTIME POPULATION
AT WORK



39%
OF BUSINESSES
WITH 5-19 EMPLOYEES



2 MIN
WALK TO TRANSLINK
BUS ROUTE



2
UNIVERSITIES &
COLLEGES (WITHIN 7KM)



5,795
NUMBER OF
BUSINESSES



40%
LABOUR FORCE INVOLVED
IN WAREHOUSING SECTOR

LOCATION HIGHLIGHTS



CENTRALLY LOCATED IN POPULAR
NORTH BURNABY



EASY ACCESS TO MAJOR TRANSPORTATION
ROUTES, PORTS, AND VANCOUVER
INTERNATIONAL AIRPORT



FUNCTIONAL OFFICE LAYOUT WITH WASHROOMS,
LUNCH ROOM, AND SHIPPING OFFICE



15 MINUTE WALK FROM SPERLING-BURNABY LAKE
SKYTRAIN; BUS SERVICE ON WINSTON STREET



DRIVE TIMES IN MINUTES

TRANS-CANADA HIGHWAY 5
YVR **45**
DELTAPORT **50**
US BORDER **50**





FOR SALE OR LEASE

7260 WINSTON STREET

Burnaby, BC



SEAN UNGEMACH
Personal Real Estate Corporation
Executive Vice Chair
604 640 5823
sean.ungemach@cushwake.com



Suite 700 - 700 West Georgia Street
PO Box 10023, Pacific Centre, Vancouver, BC V7Y 1A1
604 683 3111 / cushmanwakefield.ca

©2024 Cushman & Wakefield ULC. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.