

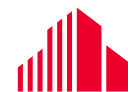
**FOR SALE OR LEASE**  
148,229 SF WAREHOUSE  
WITH OFFICE & SHOWROOM

# 7260 WINSTON STREET

Burnaby, BC



**SEAN UNGEMACH**  
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## 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
<b>Total</b>	<b>148,229 sf</b>

### ZONING

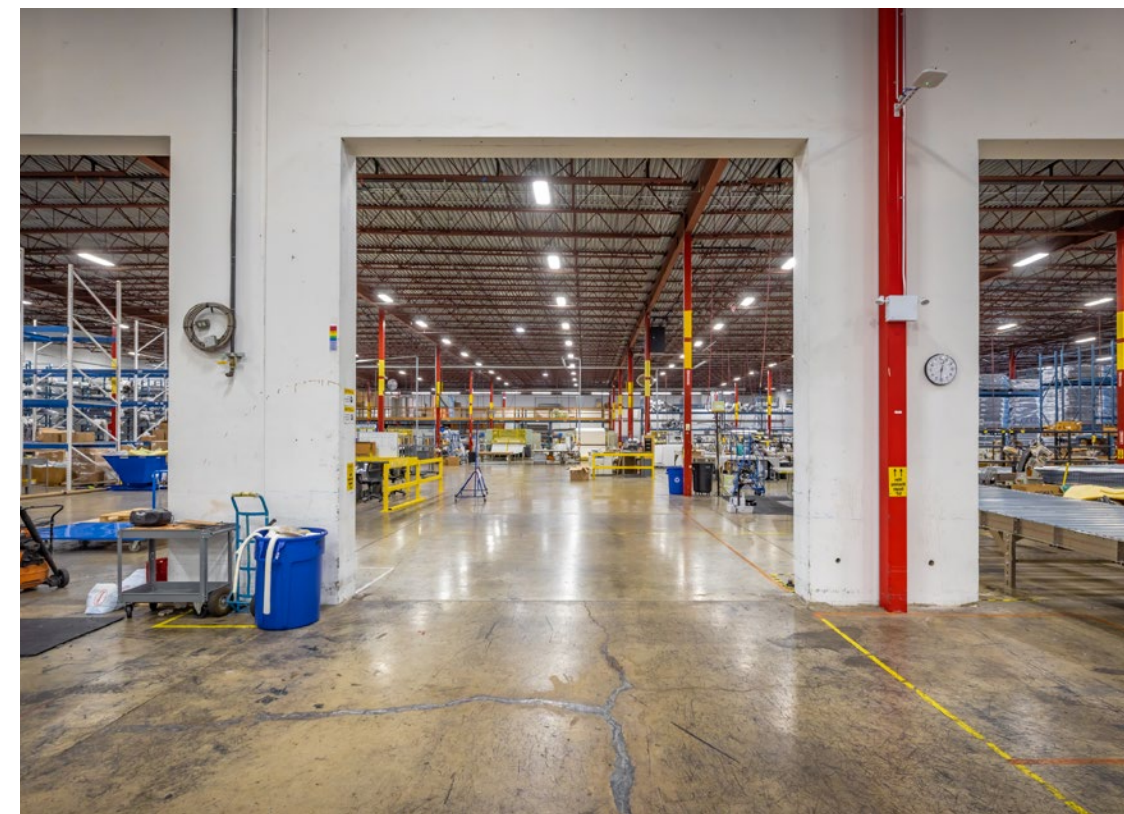
M2 General Industrial

### 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



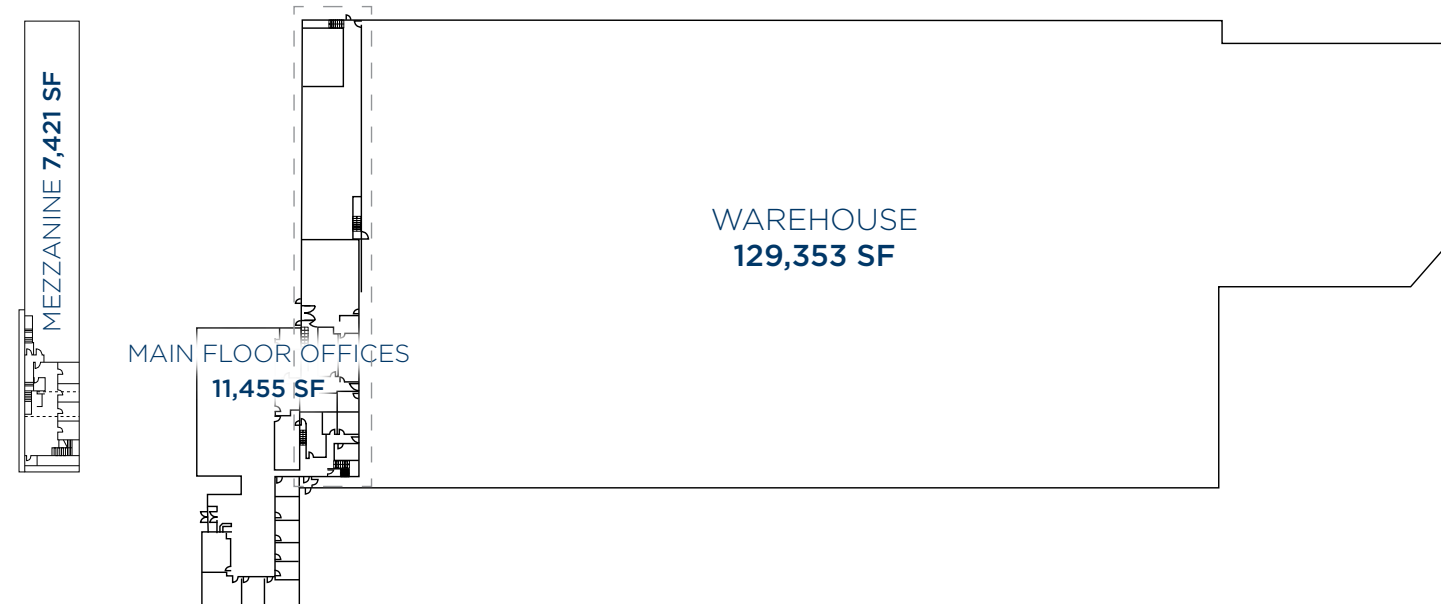


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SECOND FLOOR OFFICE  
1,737 SF



## 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



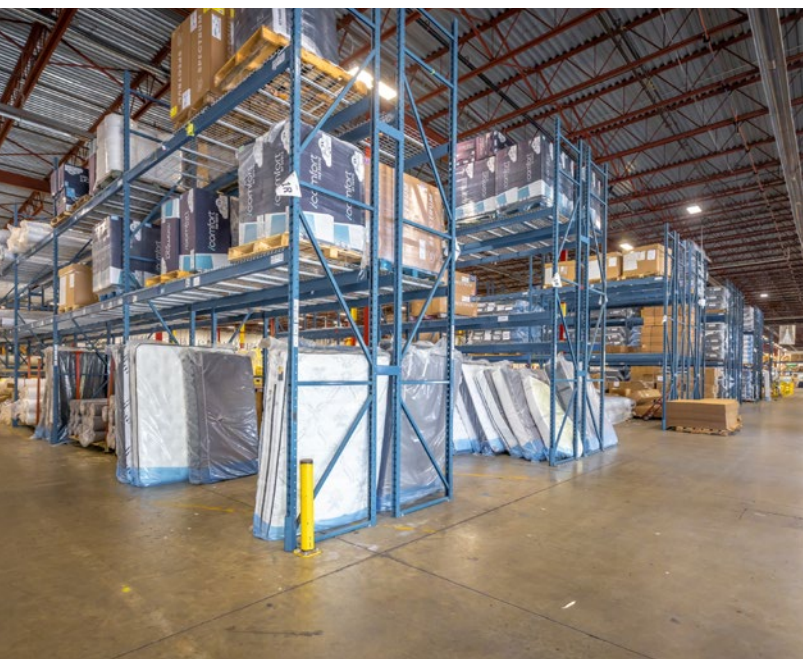
**5.7%**  
PROJ. POPULATION  
GROWTH BY 2026



**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**





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