

FOR LEASE | INDUSTRIAL/OFFICE
8030-8060 WINSTON STREET
BURNABY, BC



- ▶ **5,321 SF Industrial Unit with Dock Loading**
- ▶ **End-Cap Unit with Side Yard**
- ▶ **Winston Industrial District at Burnaby Lake**

Highlights

- ▶ Ample Parking
- ▶ High Exposure complex
- ▶ Turn-key premises with private offices and washroom
- ▶ Transit accessible
- ▶ 3 phase electrical service

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Location and Development

This multi-tenant industrial complex is comprised of 37,200 SF demised into nine units. The property is located just south of Lake City Industrial Park and Lougheed Highway between Phillips Avenue and Brighton Street. With easy access to the Trans-Canada Highway (Highway 1) from Kensington or Cariboo Road Interchanges, this space is located 15-20 minutes from Downtown Vancouver.

Zoning

M-5 (Industrial)

Basic Rent

\$20.00 PSF per annum

Additional Rent (2024 Estimate)**

\$7.32 PSF P.A. plus 5% management fee

Total Lease Cost*

\$12,557.56 per month including management + GST

*All rental amounts are subject to change without notice

**Based on annual budget from August 2024 to July 2025.

Features

- ▶ Fully sprinklered
- ▶ 22' ceilings
- ▶ Washrooms
- ▶ Private office and reception area

Rental Area - Unit 8060

Warehouse	3,455 SF
Ground Floor Office	933 SF
Second Floor Office	933 SF
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Total Leasable Area	5,321 SF

Availability

July 1, 2024



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