

FOR LEASE | INDUSTRIAL  
**7638 WINSTON STREET**  
BURNABY, BC

**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

**YEAR 1 INTRODUCTORY  
RATE OF \$15 PSF**



- ▶ **3,142 SF Front Office/Rear Loading Unit**
- ▶ **Excellent Exposure to Winston Street**

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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 – LEASED

|           |          |
|-----------|----------|
| Warehouse | 1,817 SF |
| Office    | 725 SF   |
| Total     | 2,542 SF |

Basic Lease Rate

\$15.00 PSF\*  
\*Year 1 only introductory lease rate.

Taxes & Operating Costs

\$8.17 PSF (2026 estimate)

Total Monthly Rate

\$6,066.68 + GST and Utilities\*\*  
\*\*Based on Year 1 rate

Availability

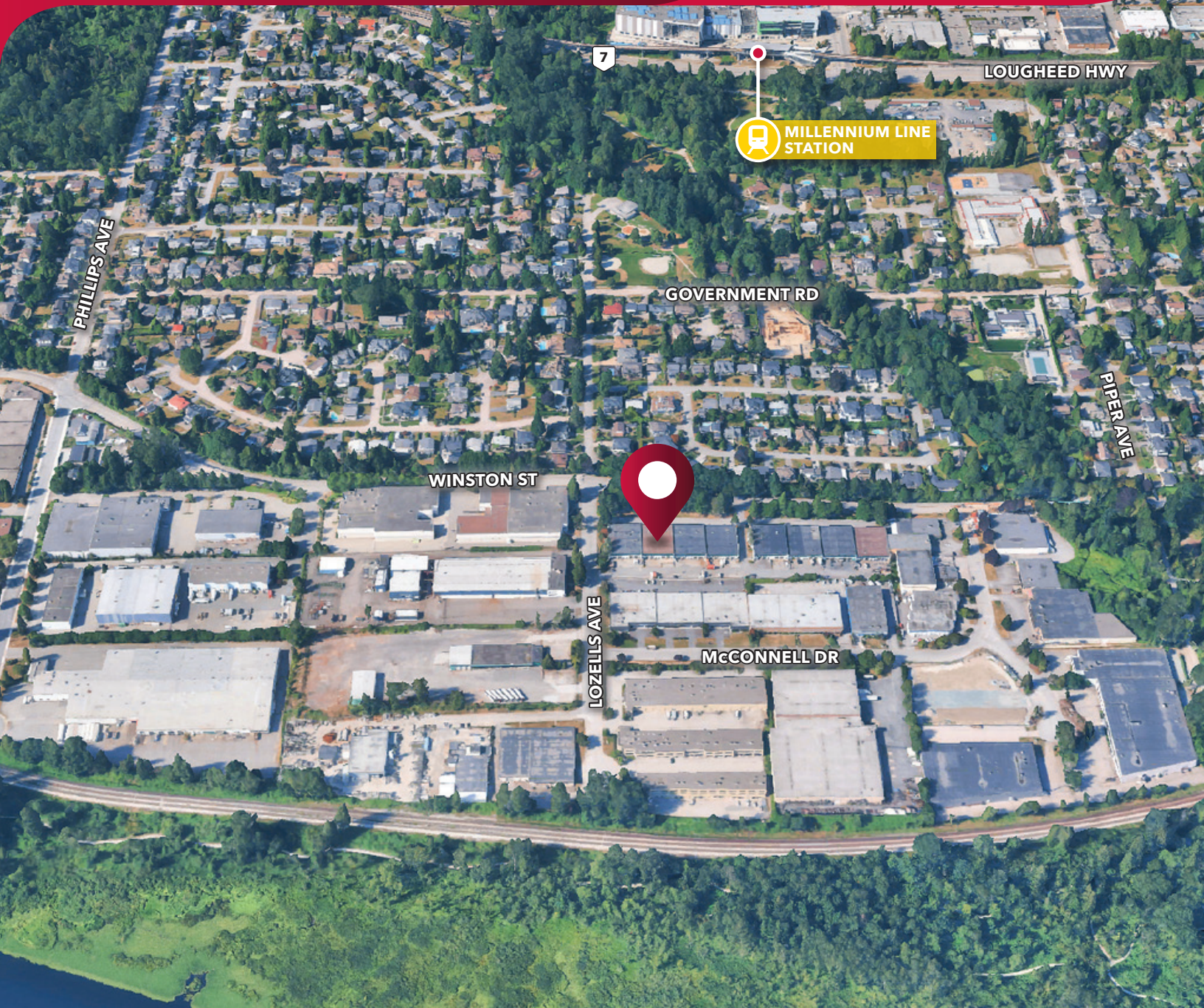
Immediate





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CELEBRATING OVER  
**50**  
YEARS IN VANCOUVER