



- ▶ **7,400 SF Office/Warehouse Unit**
- ▶ **Centrally Located North Burnaby Multi-Tenant Buildings**
- ▶ **Newly Renovated Corner Unit**

Location

The property is located on the south side of Winston Street, midway between Sperling Avenue and Cariboo Road. This location offers quick access to the Lougheed and Trans-Canada Highways.

Highlights

- ▶ Ample loading/parking areas
- ▶ Central and convenient location
- ▶ 19' warehouse ceiling
- ▶ Grade loading

Steve Caldwell

Personal Real Estate Corporation
D 604.895.2224 C 604.809.3122
steve.caldwell@lee-associates.com

Chris McIntyre

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



Building Features

- ▶ Giant brick and concrete block construction
- ▶ Excellent signage opportunity
- ▶ Walking distance to rapid transit
- ▶ One (1) grade level loading door
- ▶ New gas air forced unit heater - warehouse
- ▶ Heavy 3-phase power (800+ amps*)
- ▶ 19' clear ceiling height
- ▶ Fully sprinklered
- ▶ High-profile corner unit
- ▶ Ample on-site parking
- ▶ Newly renovated
- ▶ LED warehouse lighting

*Tenant to independently verify power supply.

Available Area

Warehouse	5,000 SF
Mezzanine office	1,200 SF
Office	1,200 SF
Total	7,400 SF

Zoning
M-5 (Light Industrial)

Basic Rent
\$18.00 PSF NNN

Additional Rent
\$7.00 PSF (2023 estimate)

Total Monthly Rent
\$15,416.67 per month plus GST and utilities

Availability
Immediate



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