

FOR LEASE | INDUSTRIAL  
7638-7640 WINSTON STREET  
BURNABY, BC

**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES



- ▶ Two Front Office/Rear Loading Units Available Together or Separately
- ▶ 2,542 to 5,684 SF
- ▶ Excellent Exposure to Winston Street

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**Available Area**

**7638 WINSTON**

Warehouse	1,942 SF
Office	600 SF
Mezzanine	600 SF
<b>Total</b>	<b>3,142 SF</b>

**7640 WINSTON**

Warehouse	1,817 SF
Office	725 SF
<b>Total</b>	<b>2,542 SF</b>

**7638 & 7640 Winston Total**      **5,684 SF**

*\*Units can be leased together or separately*

**Basic Lease Rate**

\$19.00 PSF

**Taxes & Operating Costs**

\$8.17 PSF (2026 estimate)

**Availability**

Immediate

**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





7638 Winston Street



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7640 Winston Street



7640 Winston Street



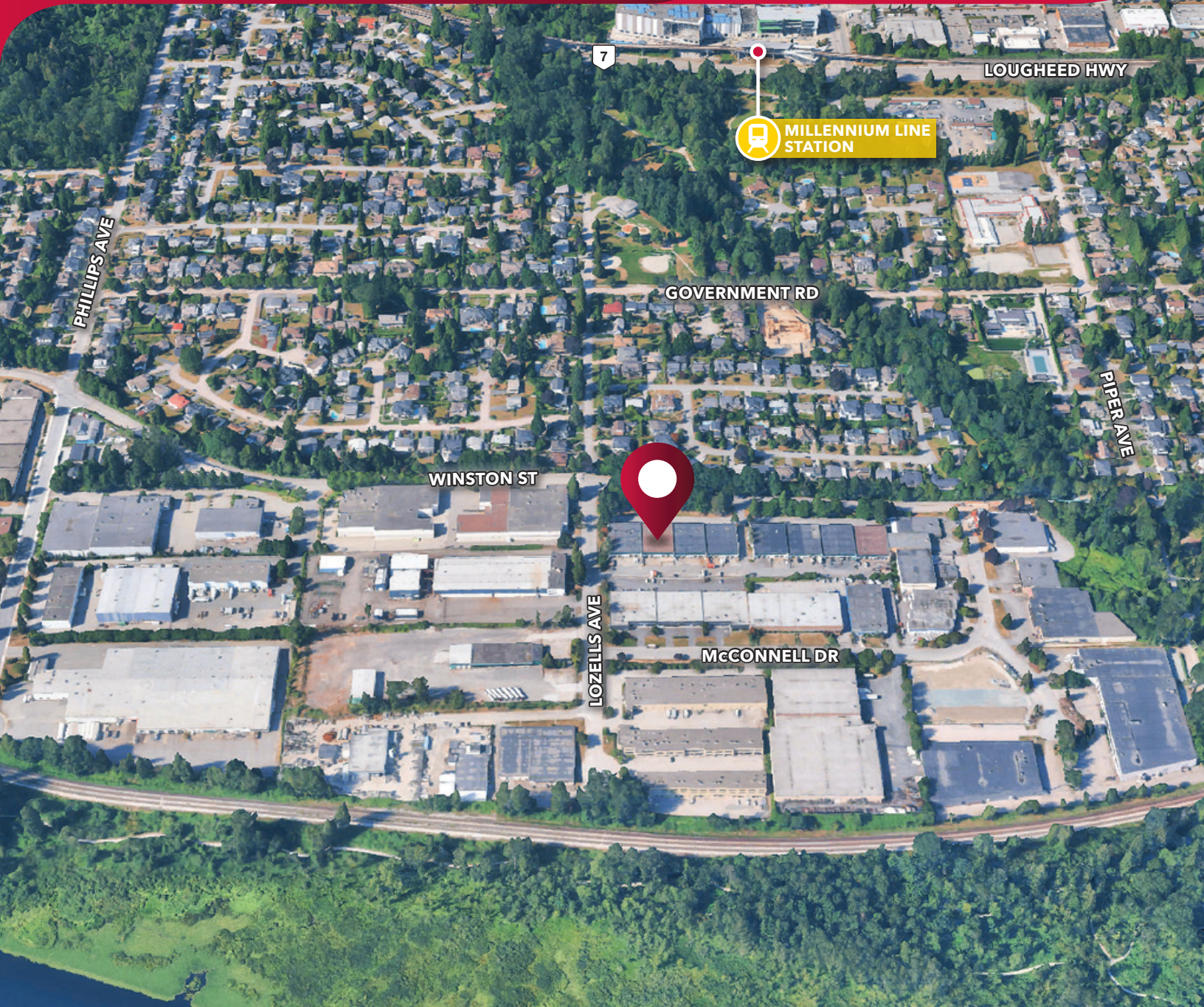
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CELEBRATING OVER  
**50**  
YEARS IN VANCOUVER