

**FOR LEASE**

**8010 WINSTON STREET**

BURNABY, BC



**47,715 SF OF PRIME DISTRIBUTION SPACE**

# PROPERTY FEATURES

## LOCATION

Strategically positioned between the Gaglardi Way and Kensington Avenue interchanges, 8010 Winston is ideally situated in the heart of North Burnaby. The property offers exceptional connectivity—just minutes from Highway 1 and Lougheed Highway—providing convenient access to all areas of Metro Vancouver, including Downtown.

## BUILDING AREA

Ground Floor Office	2,449 SF
Second Floor Office	2,450 SF
Ground Floor Showroom/Lunchroom	1,509 SF
Warehouse	41,307 SF
<b>Total Area</b>	<b>47,715 SF</b>

## FEATURES

- Fully finished new office space
- Efficient 30' x 49' column spacing
- 24' ceiling height in warehouse
- Fully sprinklered (majority ESFR)
- Seven (7) dock and one (1) grade level doors
- Ample parking and truck maneuvering area

## ZONING

M5 - General Industrial allowing for a wide variety of warehousing, distribution, wholesaling, assembly and light manufacturing uses

## ADDITIONAL RENT

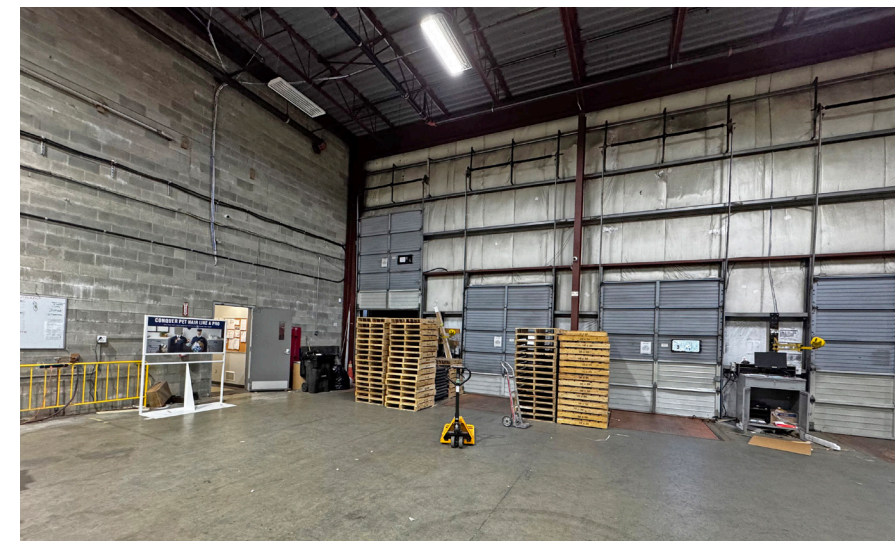
\$6.34 (estimated for 2026)

## ASKING NET LEASE RATE

\$18.75 PSF

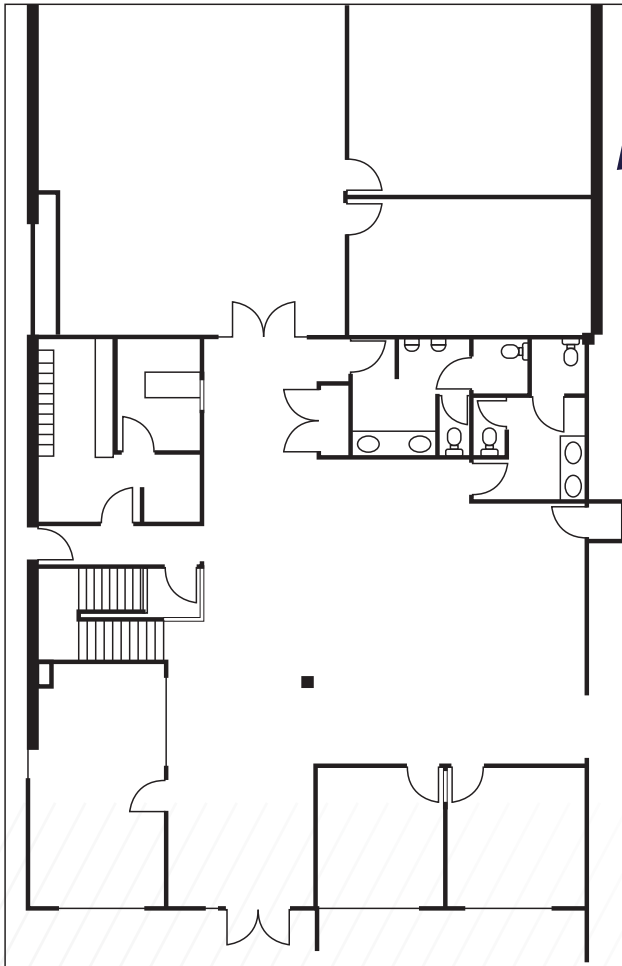
## AVAILABILITY

Immediate

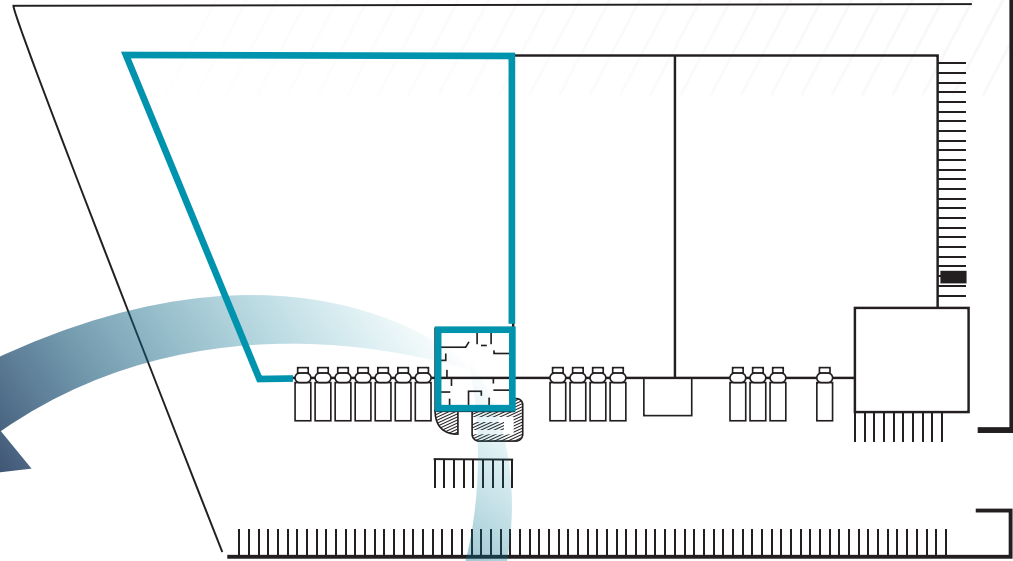


# PROPERTY SITE PLAN

**OFFICE/SHOWROOM  
MAIN FLOOR**  
(3,958 SF)



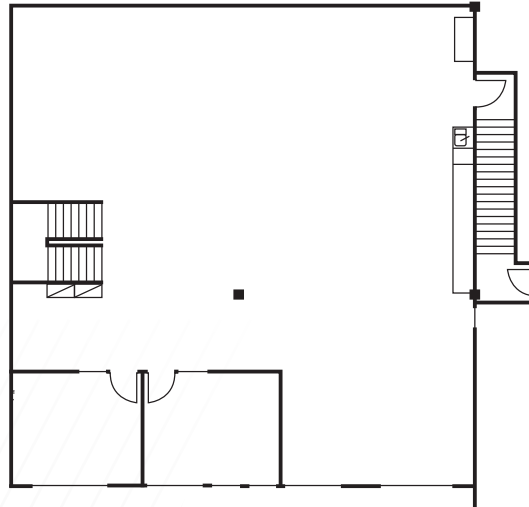
**WAREHOUSE**  
(41,307 SF)



WINSTON STREET



**OFFICE  
SECOND FLOOR**  
(2,450 SF)



**BUILDING SIZE**  
**47,715 SF**

# LOCATION MAP



## Drive Times To/From 8010 Winston Street

1	<b>DOWNTOWN VANCOUVER</b>	32 minutes
2	<b>VANCOUVER INTERNATIONAL AIRPORT</b>	42 minutes
3	<b>TRANS-CANADA HIGHWAY</b>	8 minutes
4	<b>LOUGHEED HIGHWAY - HIGHWAY 7</b>	6 minutes



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