



**FOR SUBLEASE | 8010 Winston Street, Burnaby**



# 47,715 SF Warehouse with Office in the Heart of North Burnaby

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# For Sublease

## 8010 Winston Street, Burnaby

### Location

8010 Winston Street is located in North Burnaby at the foot of Burnaby Mountain and Simon Fraser University. Situated between the Trans Canada and Lougheed Highway, 8010 Winston Street offers businesses unparalleled access to all areas of the Lower Mainland. Public Transit is provided via the nearby Production Way SkyTrain Station with frequent bus service just 1 block away on Government Road.

### Available 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</b>	<b>47,715 SF</b>

### Property Features

- Fully finished new office space
- Efficient 30' x 49' column spacing
- 24' ceiling height in warehouse
- LED warehouse lighting
- 600 AMP 3-phase Electrical Service
- Fully sprinklered (majority ESFR)
- Seven (7) dock and one (1) grade level doors
- Ample parking and truck maneuvering area
- Excellent location
- Small yard storage area

### Availability

Immediately

### Sublease Term

Until June 29th, 2026

### Asking Lease Rate

Please Contact Listing Agents

### Additional Rent

\$3.10 per SF, approx



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