



- ▶ **2,712 SF Warehouse/Office Unit**
- ▶ **Excellent Exposure to Winston Street**

#### Location

The subject property is located just south of the Lougheed Highway and Lake City Industrial Park in the popular Winston Street Industrial corridor. This complex is midway between the Kensington and Cariboo interchanges offering excellent access to the Trans-Canada Highway and all points east or west.

#### Highlights

- ▶ Front office, rear loading
- ▶ 1 grade level loading door
- ▶ 18' ceiling height

#### Rand W. Thomson

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**FOR LEASE | INDUSTRIAL**  
**7658 WINSTON STREET**  
**BURNABY, BC**

**Zoning**

M-5 (Light Industrial) allowing for a wide range of uses including manufacturing, assembly, printing, laboratories, warehousing and distribution.

**Features**

- ▶ Great exposure to Winston Street
- ▶ 1 grade level loading doors at rear
- ▶ 3 phase power
- ▶ Fully sprinklered
- ▶ 18' ceiling height

**Available Area (Approximate)**

Warehouse	1,912 SF
Office	800 SF
Total	2,712 SF

**Rental Rate**

Asking \$13.50 PSF net

**Taxes & Operating Costs (2021 Estimate)**

\$5.21 PSF

**Availability**

1 month notice



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