

FOR SALE/LEASE

**FREESTANDING
INDUSTRIAL
BUILDING**

NEW LEASE RATE

7588

Winston St

Burnaby, BC

CBRE

METROTOWN

BRENTWOOD

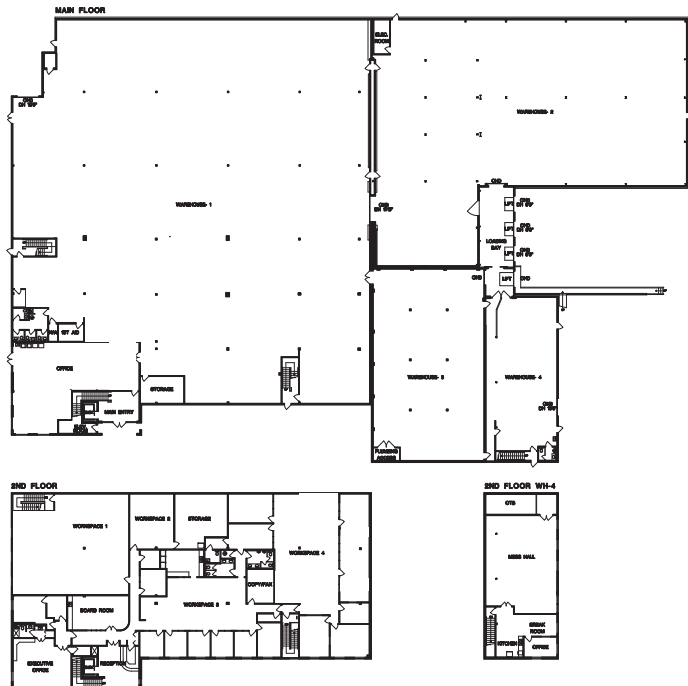


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7588 WINSTON ST | BURNABY, BC



Property Overview

CIVIC ADDRESS	7588 Winston Street, Burnaby, BC	
PID	025-109-413	
LOT SIZE	2.095 Acres	
BUILDING SIZE	Main Floor Warehouse	47,871 SF
	Main Floor Office	2,436 SF
	2nd Floor Office	13,412 SF
	2nd Floor Warehouse Office	2,358 SF
	Total	66,077 SF
ZONING	M5 Light Industrial District	
PROPERTY TAXES (2025)	\$224,548.80	
SALE PRICE	Contact Listing Brokers	
LEASE RATE	\$16.95 PSF	
ADDITIONAL RENT (2025)	\$6.75 PSF	
AVAILABILITY	January 2026	



*NOT TO SCALE

Property Details

Building & Site Features

- || Freestanding facility
- || South West corner location at Winston St and Lozells Ave
- || Full security system including cameras
- || Air conditioned office space
- || Excellent access to the Lougheed and Trans-Canada Highways

Warehouse

- || 16' to 30' ceiling heights
- || Skylights
- || Warehouse offices
- || Lunchroom

Loading

- || 4 dock doors with levelers
- || 1 grade door

Parking

- || 57 parking stalls
- || 4 EV chargers in parking lot off Winston Street

Main Floor Office Space

- || Open plan office space
- || Ample natural light

Second Floor Office Space

- || Passenger elevator at main entrance
- || Reception
- || Large boardroom
- || 10 private offices
- || 3 large open-plan areas
- || Lunchroom
- || Server room



Contact Agents

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The Location

Situated in the heart of the highly desirable North Burnaby industrial area, this property offers exceptional accessibility to major transportation networks. Its central location provides convenient access to key highways, ports, and Vancouver International Airport (YVR), ensuring efficient distribution and logistics. Public transportation is readily available with a quick 3-minute drive to the Sperling-Burnaby Lake SkyTrain Station on the Millennium Line, as well as convenient bus services along Winston Street. Benefit from the established industrial community and nearby amenities, making this location a compelling choice for businesses seeking a strategic and well-connected industrial base in Burnaby.



Demographics

(5km from the property)



282,022

2024
Population



\$117,115

2024 Average
Household
Income



8.9%

Projected
Population
Growth
(2024-2029)



5 MIN

Walk to Bus
Stop on
Lozells Ave



2

University/
College within
7KM



5,897

Businesses



Drive Times

5 MIN Lougheed Highway

10 MIN Trans-Canada Highway

45 MIN Vancouver International Airport

45 MIN Deltaport

50 MIN Canada/USA Border