

FOR LEASE | INDUSTRIAL
7626, 7638 & 7640 WINSTON STREET
BURNABY, BC

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES



- ▶ 2,752 & 5,684 SF Front Office/Rear Loading Units
- ▶ Excellent Exposure to Winston Street
- ▶ Grade Loading

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7626 WINSTON STREET

Available Area

| | |
|--------------|-----------------|
| Warehouse | 1,745 SF |
| Office | 797 SF |
| Mezzanine | 210 SF |
| Total | 2,752 SF |

Basic Lease Rate

\$19.00 PSF

Taxes & Operating Costs

\$8.24 PSF (2026 estimate)

Availability

June 1, 2026

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
- ▶ Fully sprinklered
- ▶ Gas-fired warehouse heat
- ▶ 100 amp, 3-phase power (per unit)
- ▶ HVAC offices (unit 7626 only)
- ▶ 2 washrooms and kitchenette (unit 7626)
- ▶ 2 washrooms and kitchenette (units 7638-7640)
- ▶ LED warehouse lighting (units 7638-7640)
- ▶ Ample on-site parking
- ▶ Professionally managed

7638 & 7640 WINSTON STREET

Available Area

7638 WINSTON

| | |
|--------------|-----------------|
| Warehouse | 1,942 SF |
| Office | 600 SF |
| Mezzanine | 600 SF |
| Total | 3,142 SF |

7640 WINSTON

| | |
|--------------|-----------------|
| Warehouse | 1,817 SF |
| Office | 725 SF |
| Total | 2,542 SF |

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)

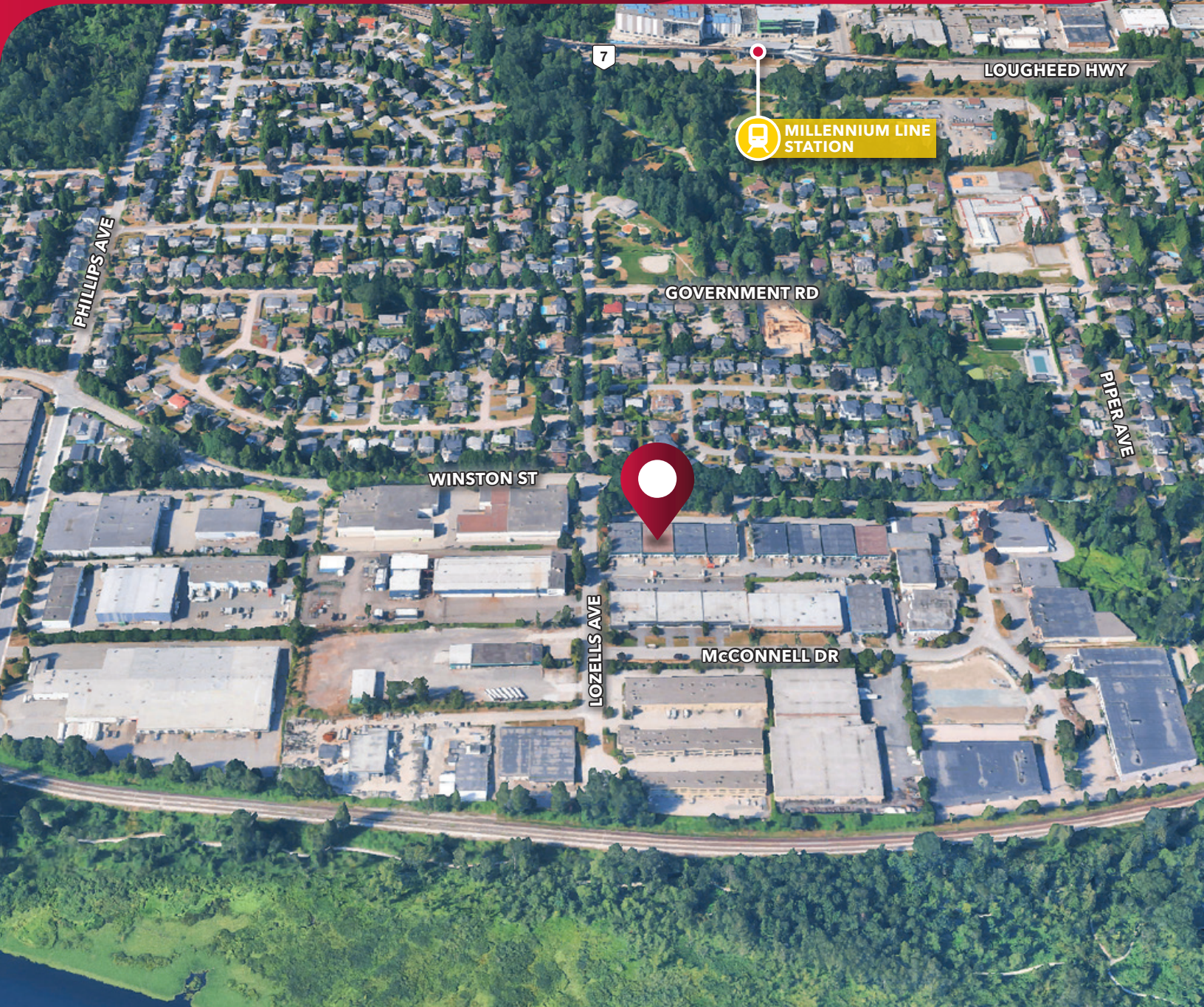
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CELEBRATING OVER
50
YEARS IN VANCOUVER