

**FOR LEASE**  
**INDUSTRIAL**  
**WAREHOUSE &**  
**OFFICE SPACE**

**#108**  
**7500 Winston St**  
Burnaby, BC

**CBRE**



**LOUGHEED**

WINSTON ST

REMI PL



GRADE  
LOADING

DOCK  
LOADING



# FOR LEASE

UNIT 108 - 7500 WINSTON ST | BURNABY, BC



## Property Overview

**ADDRESS** Unit 108 - 7500 Winston Street, Burnaby, BC

**LEASE RATE** \$19.95 PSF, triple net

**ADDITIONAL RENT (2026)** \$8,450 per month

<b>RENTABLE AREA</b>	Main Floor Warehouse	12,771 SF
	Main Floor Office	2,103 SF
	2nd Floor Office	1,519 SF
	<b>Total</b>	<b>16,393 SF</b>

**ZONING** M5 - Light Industrial

**AVAILABILITY** 60 days notice

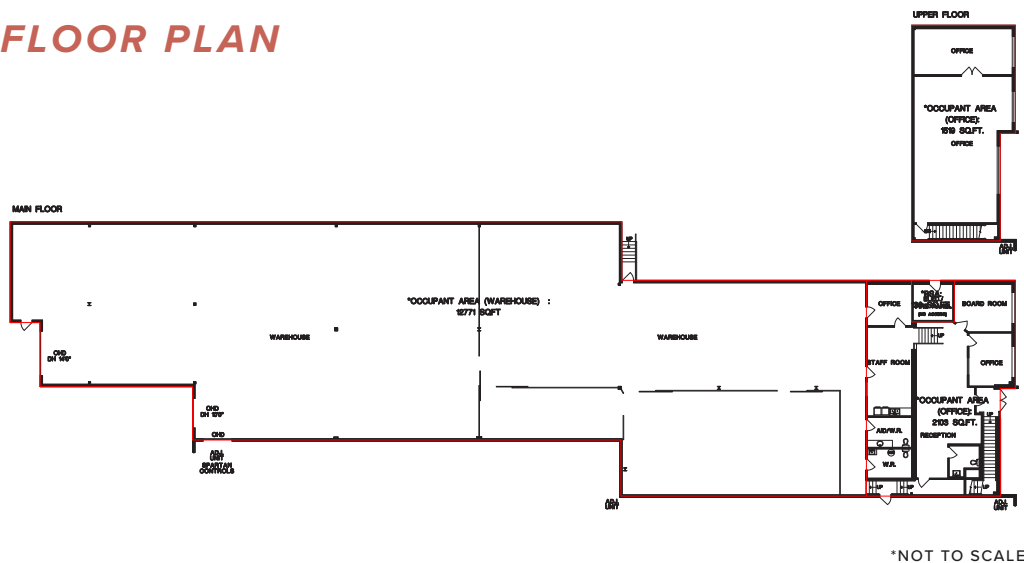
**LOADING** 1 dock loading door  
1 grade loading door

**POWER** 3-phase power

**CEILING HEIGHT** 31' in warehouse area

**PARKING** 10 reserved surface parking stalls

## FLOOR PLAN



## Property Details

### Efficient High Ceiling Warehouse Area

- || 31' clear height in warehouse
- || 1 dock loading door with leveler (12'x14')
- || 1 grade loading door (12'x14')
- || Forced air heating in warehouse
- || ESFR Sprinklers
- || LED warehouse lighting
- || 3-phase power

### Improved Ground Floor & Mezzanine Offices

- || Three (3) offices
- || One (1) boardroom
- || Kitchen / lunchroom
- || Three (3) washrooms
- || HVAC in offices



## 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)



**299,703**

2025  
Population



**\$126,369**

2025 Average  
Household  
Income



**5.9%**

Projected  
Population  
Growth  
(2025-2030)



**5 MIN**

Walk to Bus  
Stop on  
Lozells Ave



**2**

University/  
College within  
7KM



**6,312**

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