

FOR LEASE

8010 WINSTON STREET

BURNABY, BC



**REDUCED RENT INCENTIVE!
\$16.00 PSF IN YEAR 1**



47,715 SF OF PRIME DISTRIBUTION SPACE

PROPERTY FEATURES

LOCATION

Strategically positioned between the Gagliardi Way and Kensington Avenue interchanges, 8010 Winston is ideally situated in the heart of North Burnaby. The property offers exceptional connectivity—just minutes from Highway 1 and Lougheed Highway—providing convenient access to all areas of Metro Vancouver, including Downtown.

BUILDING AREA

Ground Floor Office	2,449 SF
Second Floor Office	2,450 SF
Ground Floor Showroom/Lunchroom	1,509 SF
Warehouse	41,307 SF
Total Area	47,715 SF

FEATURES

- Fully finished office space
- Efficient 30' x 49' column spacing
- 24' ceiling height in warehouse
- Fully sprinklered (majority ESFR)
- Seven (7) dock and one (1) grade level loading doors
- Ample parking and truck maneuvering area

ZONING

M5 - General Industrial allowing for a wide variety of warehousing, distribution, wholesaling, assembly and light manufacturing uses

ADDITIONAL RENT

\$6.34 (estimated for 2026)

**On any firm lease deal by June 30, 2026*

ASKING NET LEASE RATE

\$16.00 psf for the first year*

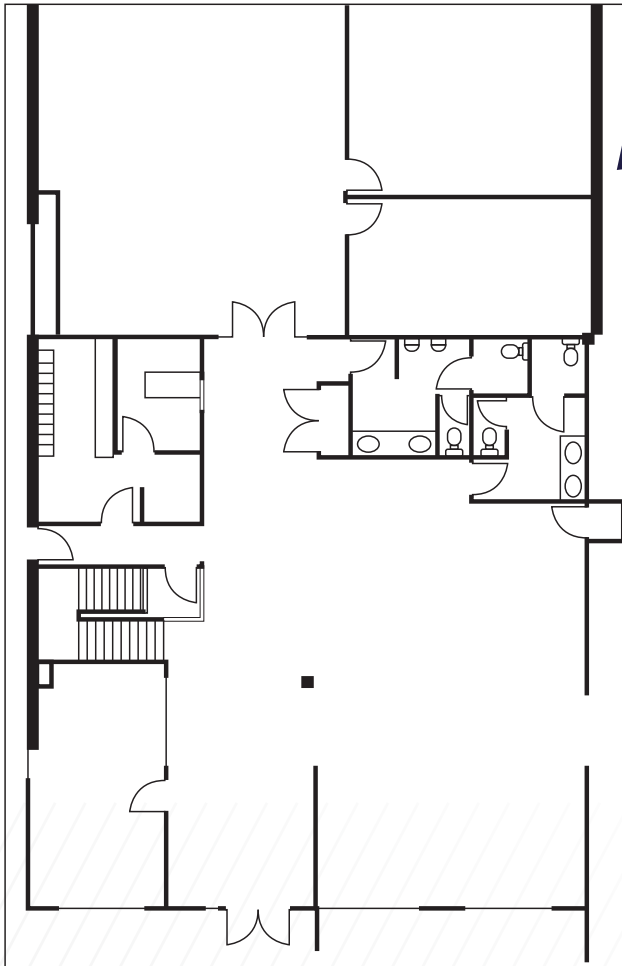
AVAILABILITY

Immediate

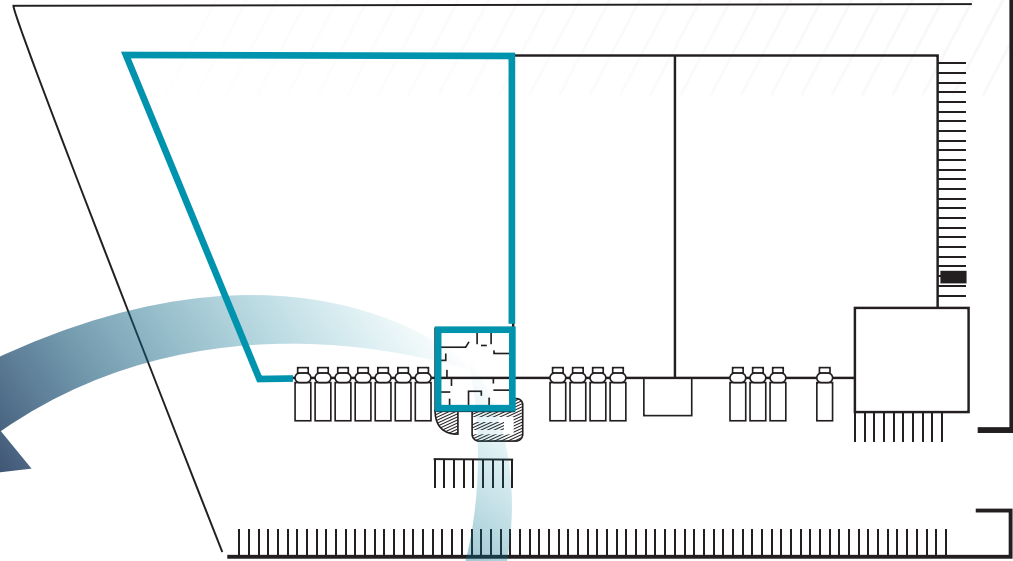


PROPERTY SITE PLAN

**OFFICE/SHOWROOM
MAIN FLOOR**
(3,958 SF)

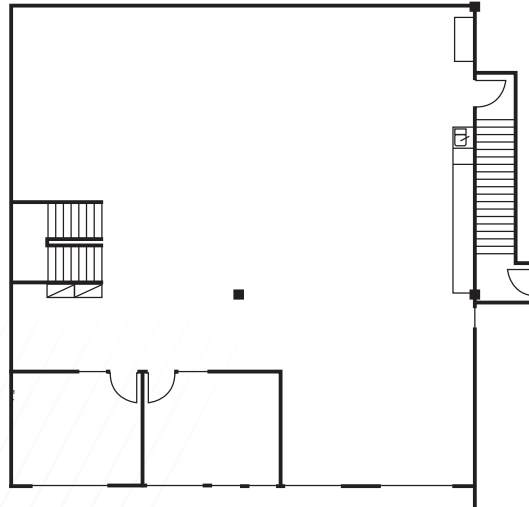


WAREHOUSE
(41,307 SF)



WINSTON STREET

**OFFICE
SECOND FLOOR**
(2,450 SF)



BUILDING SIZE
47,715 SF

LOCATION MAP



Drive Times To/From 8010 Winston Street

1	DOWNTOWN VANCOUVER	32 minutes
2	VANCOUVER INTERNATIONAL AIRPORT	42 minutes
3	TRANS-CANADA HIGHWAY	8 minutes
4	LOUGHEED HIGHWAY - HIGHWAY 7	6 minutes



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