

FOR SALE OR LEASE

148,229 SF WAREHOUSE

WITH OFFICE & SHOWROOM

7260 WINSTON STREET

Burnaby, BC



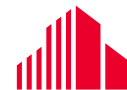
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**CUSHMAN &
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Burnaby, BC

THE LOCATION

7260 Winston Street is located in the popular North Burnaby submarket, a major employment hub where vacancy rates average below 0.3%. Close proximity to major transportation routes namely Highway 1 (Trans-Canada Highway) and Lougheed Highway which provide easy access to all areas of the Lower Mainland. The property is located in close proximity to rapid transit via the Sperling-Burnaby Lake Millennium Skytrain station, providing easy access for employees and customers.

RENTABLE AREA

Warehouse	135,037 sf (including 5,684 sf mezzanine)
Main Floor Office	11,455 sf
Second Floor Office	1,737 sf
Total	148,229 sf

ZONING

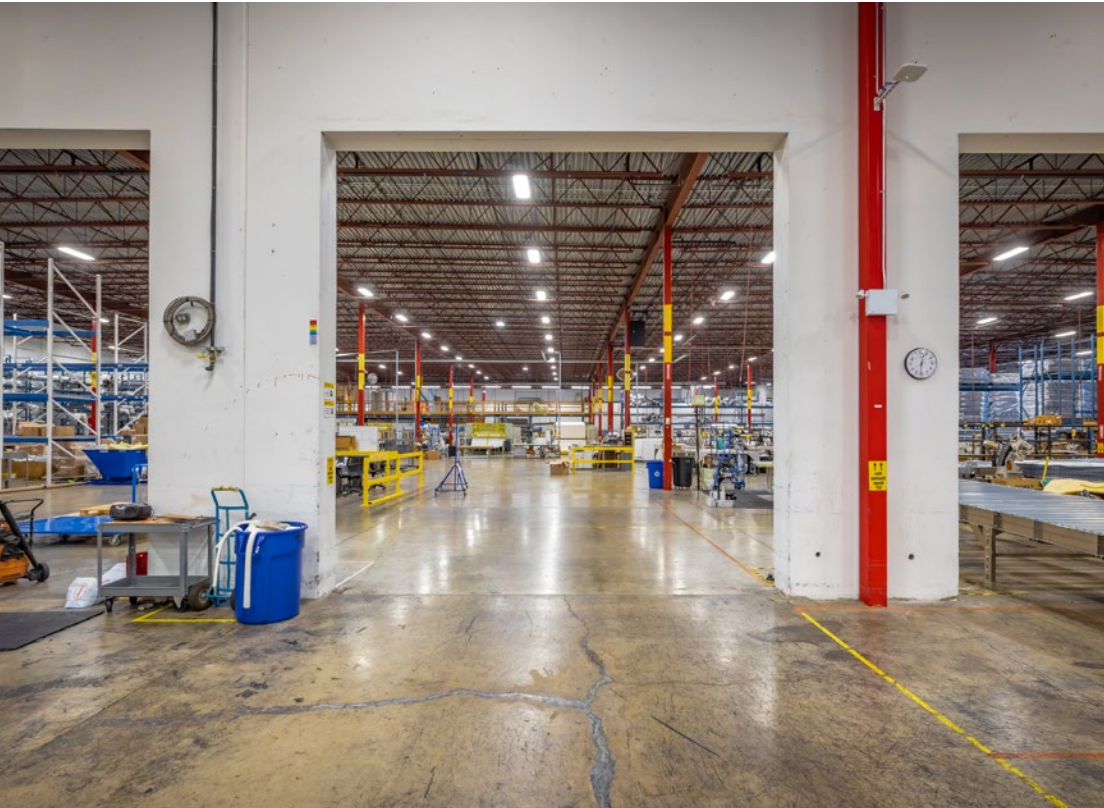
M2 General Industrial

AVAILABILITY

September 1, 2026

BUILDING FEATURES

- Freestanding building
- 148,229 square feet on 6.93 acres
- Approximately 24' clear ceiling height
- 600V / 400 AMP electrical service
- 20 dock level loading doors
- 2 grade doors (one large: 14' h x 20'w)
- Fully sprinklered
- Led lighting throughout
- 34' x 41' column spacing in warehouse
- Functional distribution building with excellent curb appeal
- Fully sprinklered trash Compactor area
- Fully fenced truck court and yard
- 2,300 sf covered, sprinklered and secure outdoor storage
- Demisable into multiple tenancies if desired





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SECOND FLOOR OFFICE
1,737 SF



DEMOGRAPHICS 5KM RADIUS

7260 Winston Street is located in the popular North Burnaby submarket, a major employment hub.



270,206
2021 POPULATION
ESTIMATED



\$101,831
AVERAGE
HOUSEHOLD INCOME



5.7%
PROJ. POPULATION
GROWTH BY 2026



244,926
DAYTIME POPULATION
AT WORK



39%
OF BUSINESSES
WITH 5-19 EMPLOYEES



2 MIN
WALK TO TRANSLINK
BUS ROUTE



2
UNIVERSITIES &
COLLEGES (WITHIN 7KM)



5,795
NUMBER OF
BUSINESSES



40%
LABOUR FORCE INVOLVED
IN WAREHOUSING SECTOR

LOCATION **HIGHLIGHTS**



CENTRALLY LOCATED IN POPULAR
NORTH BURNABY



EASY ACCESS TO MAJOR TRANSPORTATION
ROUTES, PORTS, AND VANCOUVER
INTERNATIONAL AIRPORT



FUNCTIONAL OFFICE LAYOUT WITH WASHROOMS,
LUNCH ROOM, AND SHIPPING OFFICE



15 MINUTE WALK FROM SPERLING-BURNABY LAKE
SKYTRAIN; BUS SERVICE ON WINSTON STREET



DRIVE TIMES
IN MINUTES

TRANS-CANADA HIGHWAY **5**
YVR **45**
DELTAPORT **50**
US BORDER **50**





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