

FOR LEASE

8010 WINSTON STREET

BURNABY, BC



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 new 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 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

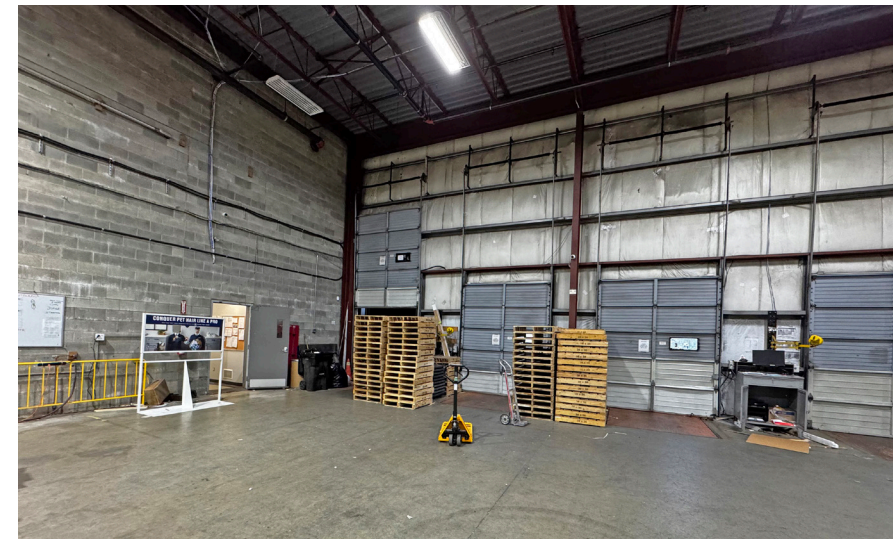
\$6.34 (estimated for 2025)

ASKING NET LEASE RATE

Contact Listing Agent

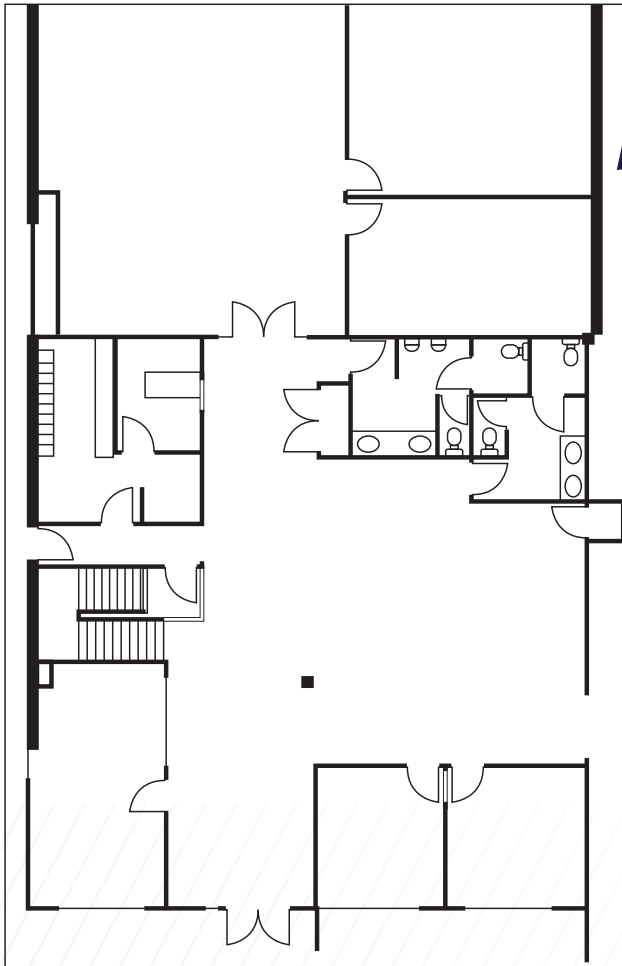
AVAILABILITY

July 1, 2026

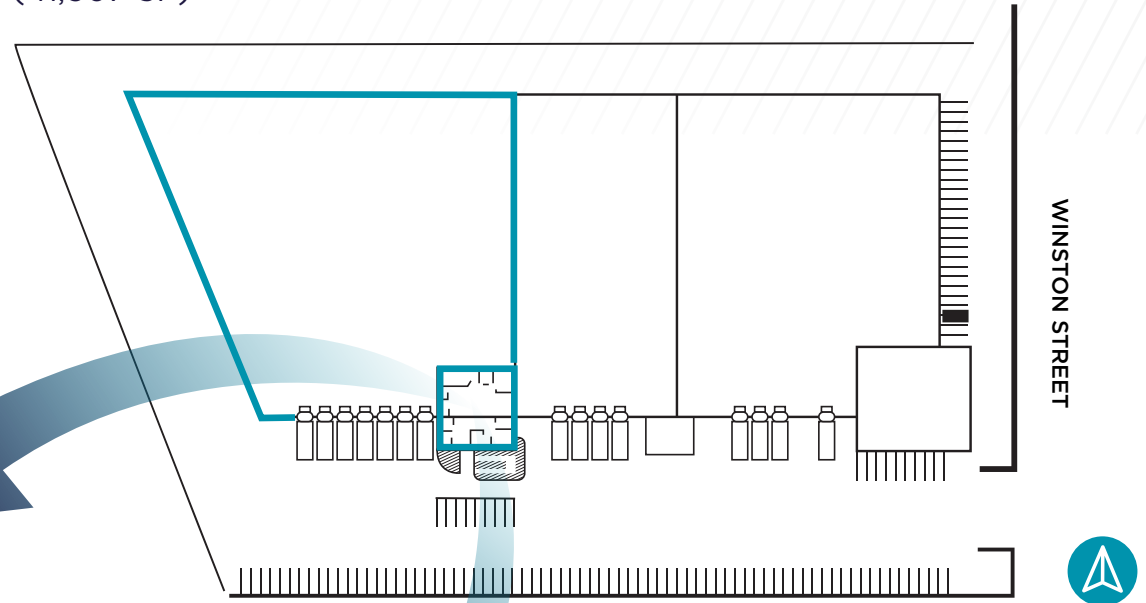


PROPERTY SITE PLAN

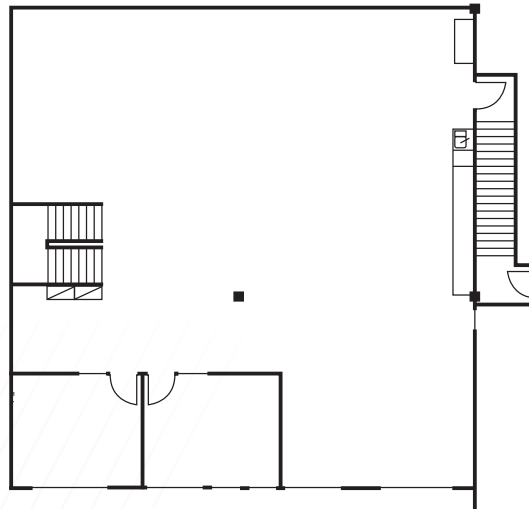
**OFFICE/SHOWROOM
MAIN FLOOR**
(3,958 SF)



WAREHOUSE
(41,307 SF)

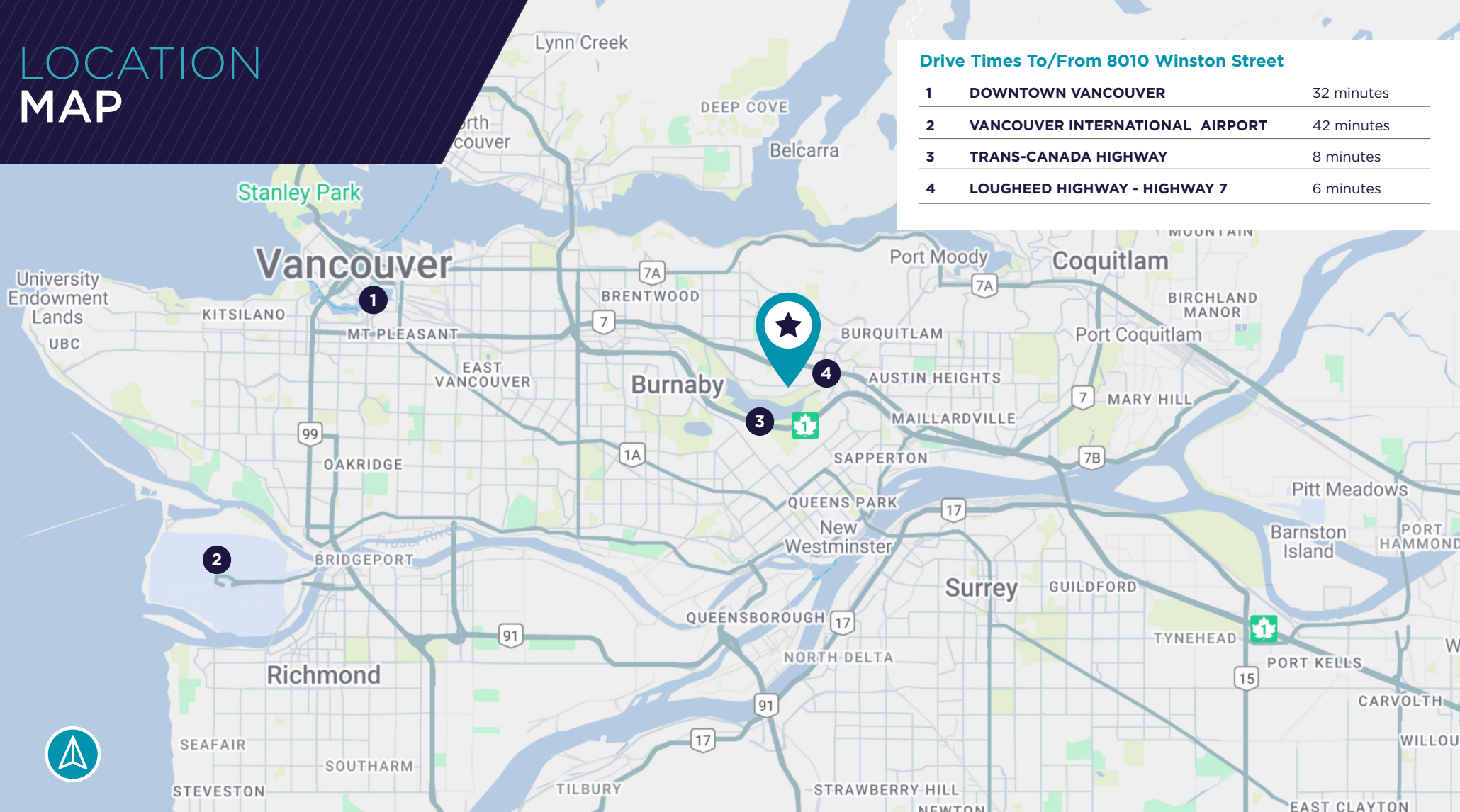


**OFFICE
SECOND FLOOR**
(2,450 SF)



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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