



7220 Winston Street, Burnaby, BC

Freestanding building with rarely available yard area in Burnaby **For Lease**

Accelerating success.

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Opportunity & Location

Conveniently situated off the Loughheed Highway and a 10-minute drive from Trans-Canada Highway. This standalone building boasts a functional warehouse/shop, perfectly complemented by 16,000 square feet of secure yard space — an ideal solution for outdoor storage or fleet parking needs. Additionally, the property offers 1,500 square feet of office space.



Available Area*

Office	1,500 SF
Warehouse	9,000 SF
Total	10,500 SF
Yard	16,500 SF

Availability

Q4 2024

Asking Rate

Contact listing agents

Operating Costs & Taxes

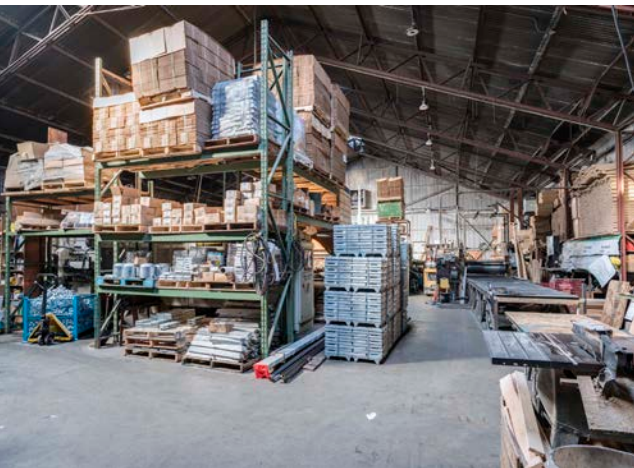
\$11,782 per month (2024)

Lot Size

1.1 acres



**All areas are approximate and to be verified by the tenant*



Features

- Rarely available yard space in proportion to the building footprint
- Functionally laid out building, sectioned off to accommodate different lines of operation (warehouse vs. office vs. yard)
- Located in the Lake City region of North Burnaby

Zoning

M2 Zoning allows for a wide array of Industrial & Manufacturing Uses

Power

200amps 600Volt; 3phase



Fenced Yard Area



Access to Lougheed Hwy



9,000 SF of Warehouse Space



3 Grade Loading Doors



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