

// 4,166 SF Office & Warehouse Space

FOR SUBLEASE

8056 Winston Street, Burnaby, BC



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PROPERTY DETAILS



OPPORTUNITY

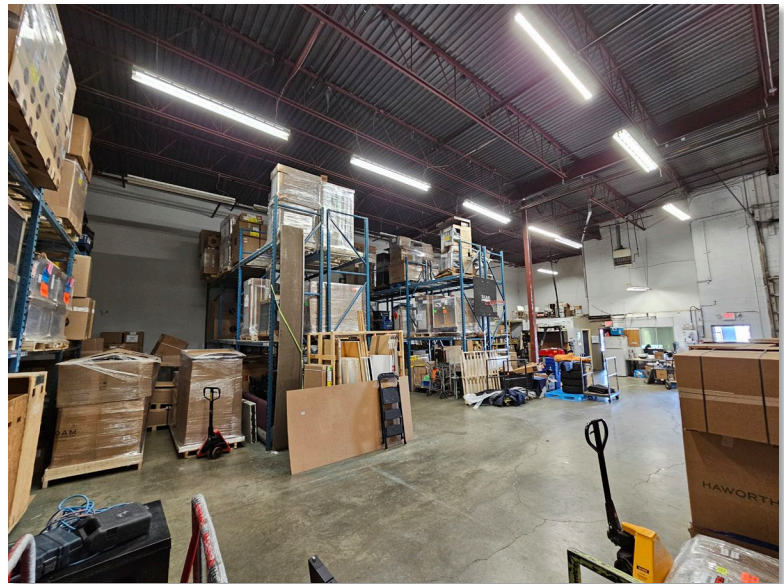
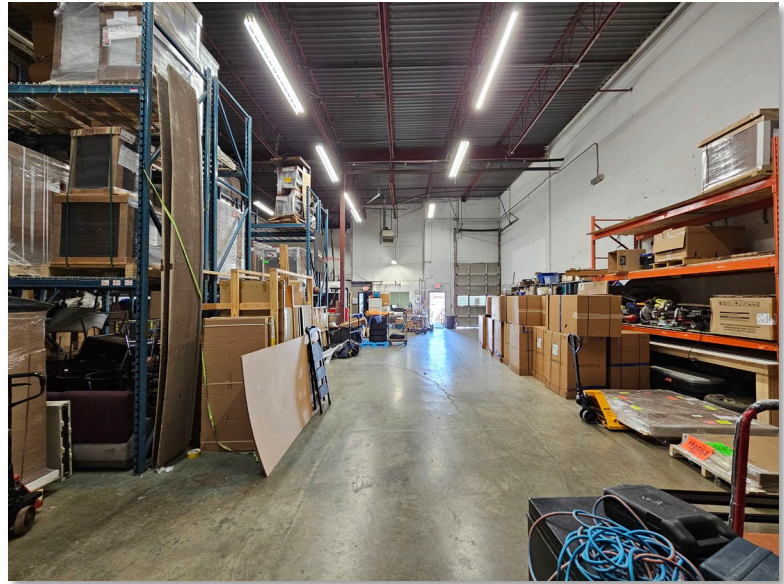
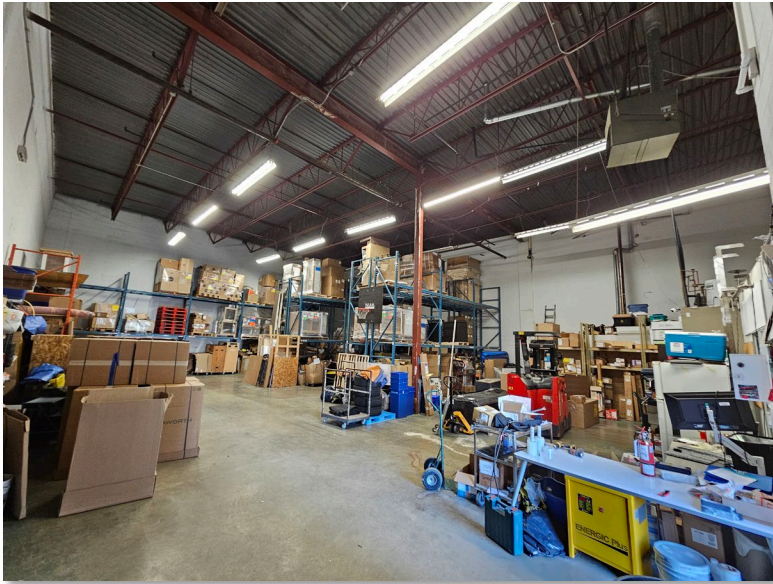
Opportunity to sublease a strategically located warehouse unit in North Burnaby with convenient access to the Trans-Canada Highway and Lougheed Highway. Its central location offers efficient connectivity across Metro Vancouver.

This 4,166 SF unit features 22 ft clear ceilings, one dock loading door, a small built-out office area, and is situated in a professionally managed building—offering a functional layout suitable for a variety of industrial users.

PROPERTY OVERVIEW

Address	8056 Winston Street, Burnaby BC
Area	4,166 sf
Rent	Please Contact Listing Agents
Additional Rent	\$7.32 PSF per annum + 5% management fee
Loading	1 Dock door
Term Expiry	January 30 th , 2029
Availability	With Notice
Power	100 amps 120/208 volt
Zoning	M5 – Light Industrial District
Parking	Ample
Ceiling Height	22'

INTERIOR PHOTOS



LOCATION & CONTACT



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