

// 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.

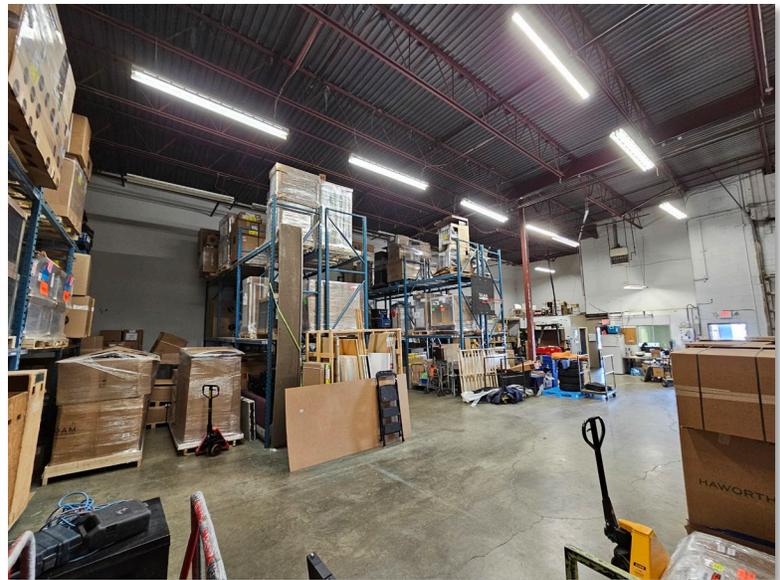
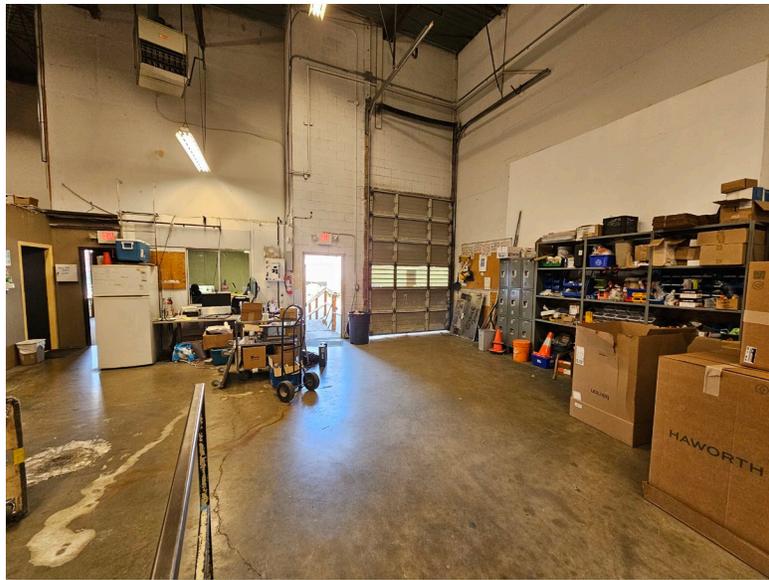
## PROPERTY OVERVIEW

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

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# INTERIOR PHOTOS

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# LOCATION & CONTACT



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