

- ▶ **7,400 SF Office/Warehouse Unit**
- ▶ **Centrally Located North Burnaby Multi-Tenant Buildings**
- ▶ **Renovated Corner Unit**

Location

The property is located on the south side of Winston Street, midway between Sperling Avenue and Cariboo Road. This location offers quick access to the Lougheed and Trans-Canada Highways.

Highlights

- ▶ Ample loading/parking areas
- ▶ Central and convenient location
- ▶ 19' warehouse ceiling
- ▶ Grade loading

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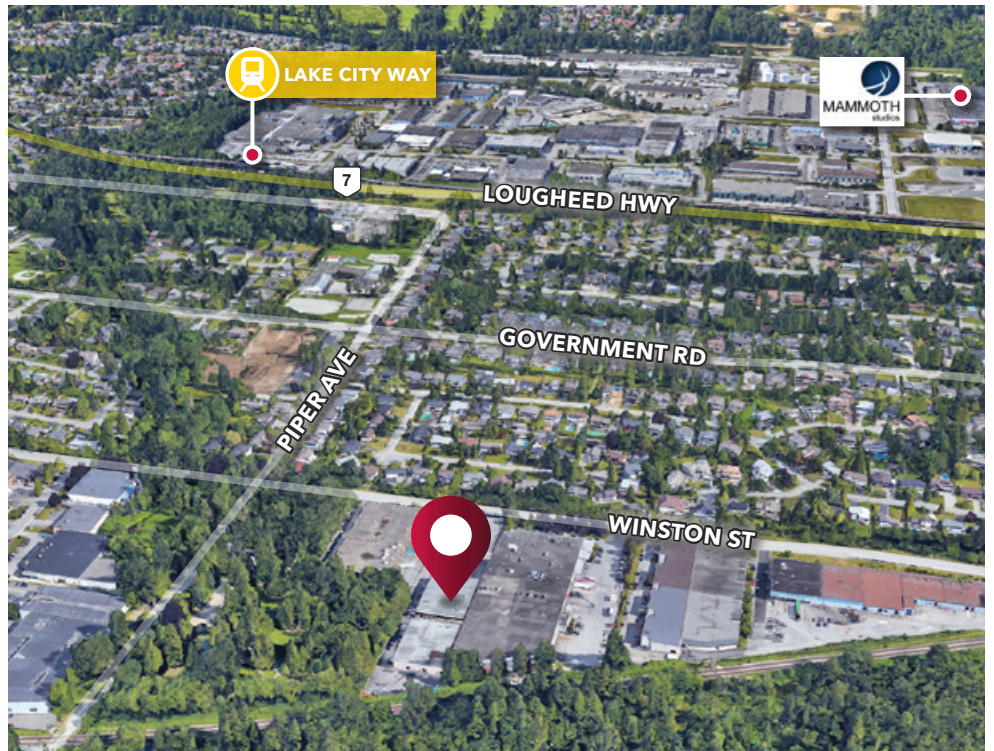
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Building Features

- ▶ Giant brick and concrete block construction
- ▶ Walking distance to rapid transit
- ▶ One (1) grade level loading door
- ▶ New gas air forced unit heater - warehouse
- ▶ 3-phase power
- ▶ 19' clear ceiling height
- ▶ Fully sprinklered
- ▶ HVAC mezzanine offices
- ▶ Ample on-site parking
- ▶ Shower (mezzanine office)
- ▶ LED warehouse lighting



Available Area

Main floor warehouse	6,200 SF
Mezzanine office	1,200 SF
Total	7,400 SF

Zoning

M-5 (Light Industrial)

Basic Rent

\$18.00 PSF NNN

Additional Rent

\$7.00 PSF (2024 estimate)

Total Monthly Rent

\$15,416.67 per month plus GST and utilities

Availability

Immediate



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