

## 2712 SQ. FT. WAREHOUSE/OFFICE SPACE FOR SUB-LEASE

7676 Winston Street, Burnaby, BC



Lease Rate: \$6.50/sq. ft. per annum net  
Rentable Office 1728 sq. ft.  
Area: Warehouse 984 sq. ft.  
Total 2712 sq.ft.

Zoning: M-5 Light Industrial  
Features: Front Office/Rear Loading  
18' ceiling height  
Grade Level Loading  
Fully Sprinklered

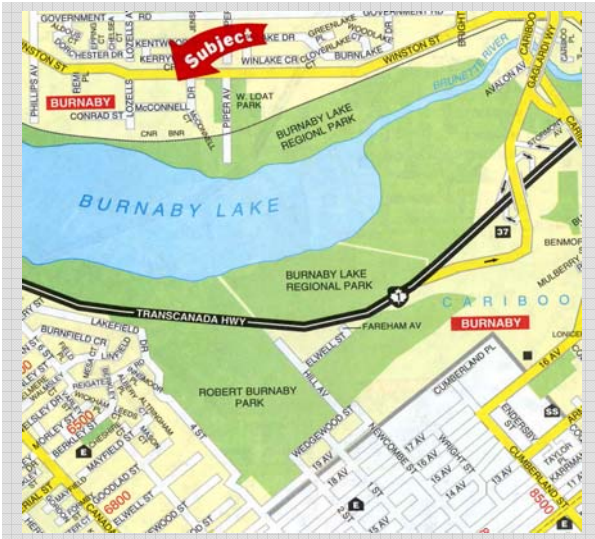
Additional Rent: \$3.40/sq.ft. (Taxes and Operating Costs)

Term: Sub-Lease to Mar. 31. 2007  
(Longer term negotiable)

Availability: September 1, 2006



Comments: Available for short or longer term tenancy. Ideal for manufacturing, laboratory, warehousing and distribution.



Location: This industrial warehouse complex is located in the Winston Street Industrial area, just south of the Lougheed Highway in North Burnaby. Easy access to Highway 1 from the Kensington or Cariboo Road interchanges. 25 – 30 minutes to Downtown Vancouver or YVR.



For Further Details Contact:

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