

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)

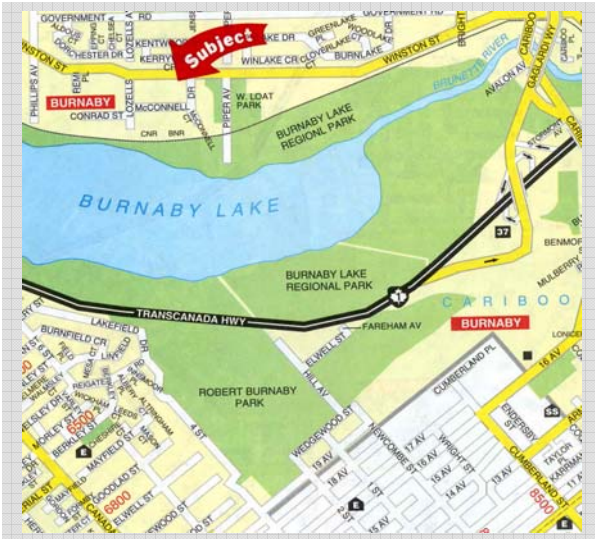
Term: Sub-Lease to Mar. 31. 2007
(Longer term negotiable)

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:

GRAEME ERICKSON

Macdonald Commercial Real Estate Services Ltd.
604-290-7185 (cell.) or mail@RealServiceDirect.com