

FOR LEASE

1970 PANDORA ST

Vancouver, BC

IRONWORKS

4,192 SF FLEX / LIGHT INDUSTRIAL SPACE



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LOCATION

Located in Port Town, Grandview-Woodland, one of the fastest growing neighbourhoods in Vancouver.

- 10 minutes from downtown
- 10 minutes from Highway 1
- 5 minutes from Port of Vancouver
- On major transit lines
- Surrounded by amenities such as restaurants, craft breweries, cafés and food markets

PROPERTY FEATURES

- Flex light industrial space
- Pandora Street exposure and direct street front access
- Mezzanine office
- Ancillary retail and office potential
- End of trip facilities (Bike room, showers)
- Rooftop patio

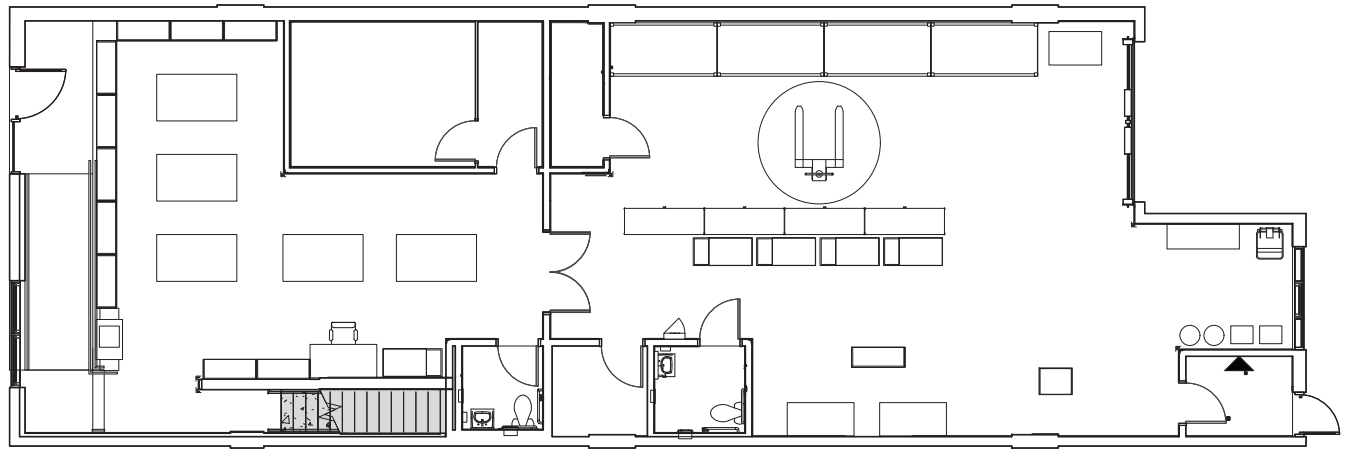
PROPERTY DETAILS

• 1970 PANDORA STREET

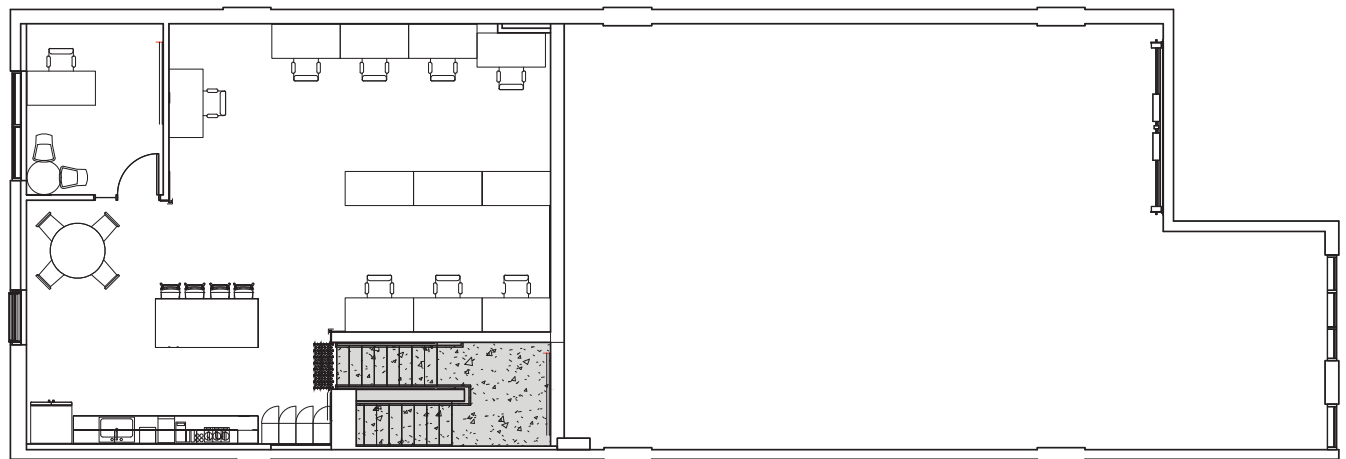
Ground Floor	2,931 SF
<u>Second Floor</u>	<u>1,261 SF</u>
Total Area	4,192 SF

- Warehouse clear height: 23'
- 3 Phase Power – 200 amp 600 volt
- HVAC on mezzanine level
- One grade loading door (12h x 10w)
- Two finished washrooms on the ground level
- Mezzanine built out with one (1) office, kitchenette, and open workspace overlooking the ground floor

GROUND FLOOR



SECOND FLOOR



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LEASE RATE

\$26.00 PSF

PARKING

Four (4) secured underground parking stalls
+ loading bay (one (1) stall with EV capabilities)

TAXES & OPERATING COSTS

\$8.80 PSF (2025 estimate)

AVAILABILITY

May 1, 2026



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