

FOR SALE

120-220 VICTORIA DRIVE, VANCOUVER, BC

IRONWORKS

FULLY BUILT OUT 3,371 SF LIGHT INDUSTRIAL SPACE AT IRONWORKS

Rarely available ground floor unit
Vacant possession available



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**Personal Real Estate Corporation*



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LOCATION SUMMARY

Located in the Port Town Neighbourhood of East Vancouver, the award winning IRONWORKS is a flagship commercial development, ideally situated amongst a variety of amenities and transit routes. The Property offers excellent access to downtown Vancouver, the Port of Vancouver, the North Shore and the Trans-Canada highway with close proximity to major transit lines, highways and bike routes. Nearby amenities include various restaurants, cafes, and craft breweries steps from the Property. IRONWORKS offers a shared roof-top patio exclusive for tenants' use, bike storage and end of trip facilities.

Address	120 - 220 Victoria Drive Vancouver, BC	
Size	Ground Floor	2,683 SF
	Mezzanine	688 SF
	TOTAL	3,371 SF
Monthly Strata Fees (2025)	\$1,364.94	
Gross Taxes (2025)	\$25,461.80	
Asking Price	Please contact listing agents	
Zoning	I-1 (Light Industrial)	
Parking	Three (3) secured underground stalls (which includes one (1) EV stall), and exclusive loading bay parking	
Loading	One (1) grade loading door	
Power	200 amps, 600 volts, 3-phase electrical	
Ceiling Heights	24' clear ceiling heights	

IRONWORKS

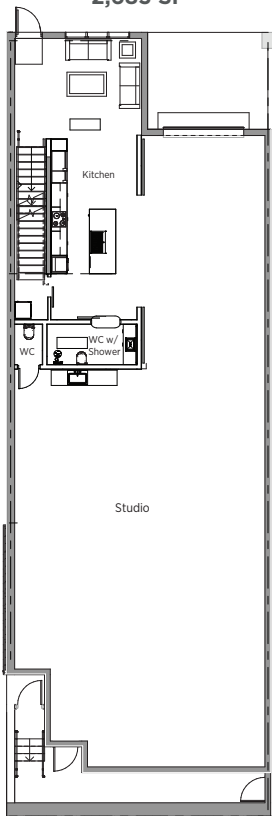
PROPERTY FEATURES

- Ground floor unit with property parking lot exposure and exclusive access
- Nicely improved industrial unit, with high end finishes and distributed HVAC throughout unit
- Exclusive 10' by 12' grade loading door at front of unit
- Polished concrete flooring and exposed 24' clear height ceilings
- Bright entry area with kitchenette, two in-suite washrooms, one with shower
- Open warehouse with racking in place
- Enclosed mezzanine office equipped with floor to ceiling windows

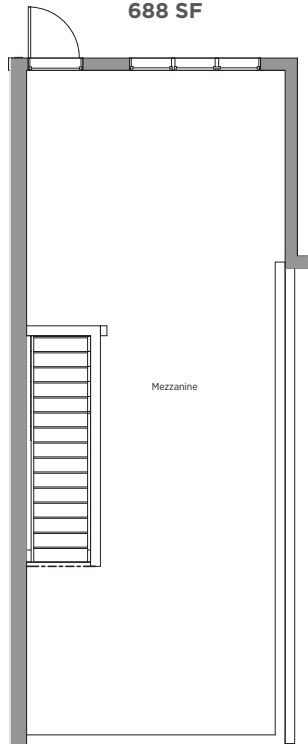


FLOORPLANS

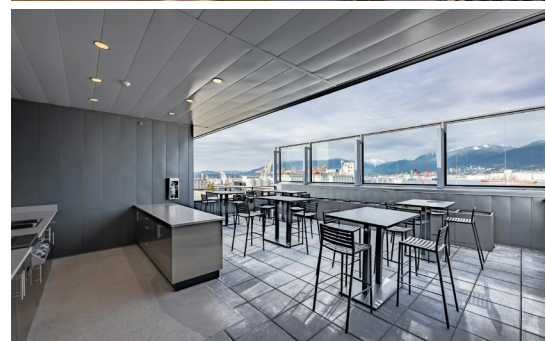
GROUND FLOOR 2,683 SF



MEZZANINE 688 SF



BUILDING AMENITIES



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