

# IRONWORKS

**FOR SALE**  
220 VICTORIA DRIVE, VANCOUVER, BC

3,288 SF OF FULLY BUILT OUT LIGHT  
INDUSTRIAL SPACE AT IRONWORKS

Rarely available ground floor unit  
Vacant possession available



**Matthew MacLean\***  
Executive Vice President  
+1 604 640 5855  
matthew.macleam@ca.cushwake.com

**Andrei Jelescu\***  
Associate Vice President  
+1 604 640 5812  
andrei.jelescu@ca.cushwake.com

**Sydney Oslund**  
Senior Associate  
+1 604 262 8775  
sydney.oslund@cushwake.com

Suite 1200 - 700 West Georgia Street  
Vancouver, BC V7Y 1A1  
+1 604 683 3111  
[cushmanwakefield.ca](http://cushmanwakefield.ca)



\*Personal Real Estate Corporation

# FOR SALE

220 VICTORIA DRIVE, VANCOUVER, BC

## 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.

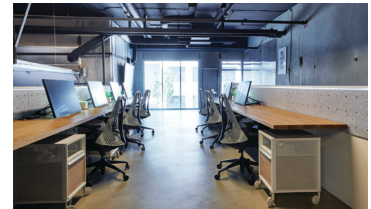
<b>Address</b>	220 Victoria Drive, Vancouver, BC	
<b>Size</b>	Ground Floor	2,613.5 SF
	Mezzanine	674.5 SF
	TOTAL	3,288 SF
<b>Monthly Strata Fees</b>	\$1,098.66	
<b>Gross Taxes (2024)</b>	\$22,777.00	
<b>Asking Price</b>	Please contact listing agents	
<b>Zoning</b>	I-2 (Light Industrial)	
<b>Parking</b>	Three (3) secured underground stalls (which includes one (1) EV stall), and loading bay parking	
<b>Loading</b>	One (1) grade loading door	
<b>Power</b>	200 amps, 600 volts 3-phase electrical	
<b>Ceiling Heights</b>	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 suite.
- Polished concrete flooring and exposed 24' clear height ceilings.
- Exclusive 10' by 12' grade loading door at front of unit.
- Racking in place on rear wall of ground floor.
- Ground floor nicely improved with kitchenette, in-suite washroom and large open space.
- Large open area ideally suited for production studio / creative light industrial space.
- Mezzanine open to ground floor, equipped with fixtured workstations.

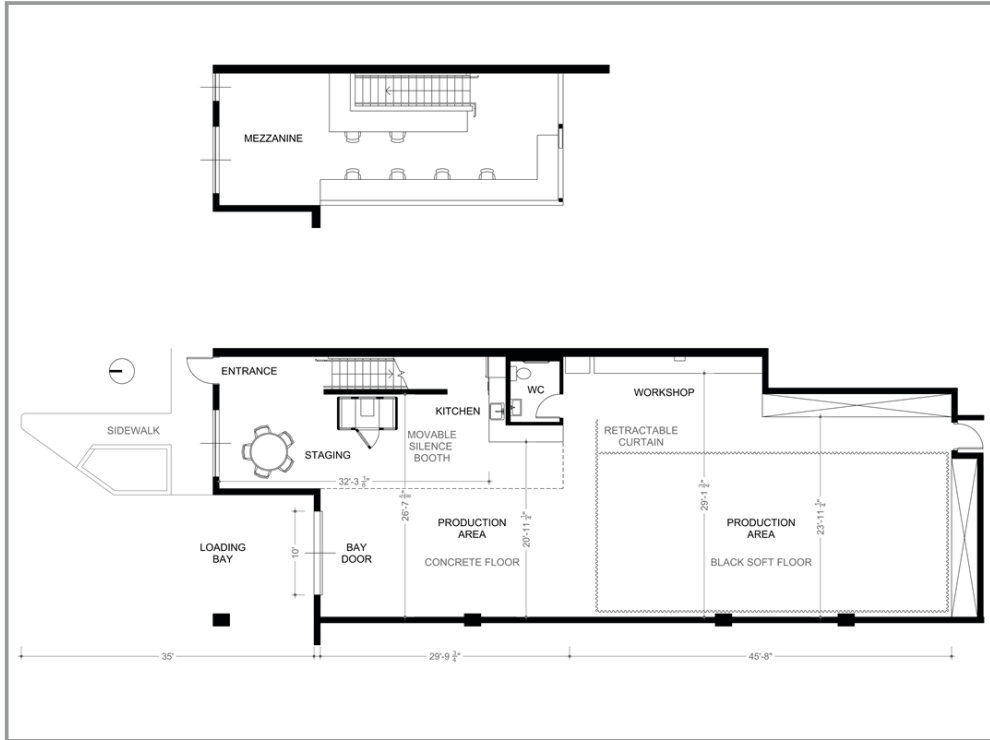
## LOCATION MAP



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## UNIT 160 - FLOOR PLAN



# IRONWORKS

## TENANT EXCLUSIVE AMENITIES



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