

IRONWORKS

FOR SALE

160 - 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



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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	160 - 220 Victoria Drive, Vancouver, BC	
Size	Ground Floor	2,613.5 SF
	Mezzanine	674.5 SF
	TOTAL	3,288 SF
Monthly Strata Fees	\$1,098.66	
Gross Taxes (2024)	\$22,777.00	
Asking Price	Please contact listing agents	
Zoning	I-2 (Light Industrial)	
Parking	Three (3) secured underground stalls (which includes one (1) EV stall), and loading bay parking	
Loading	One (1) grade loading door	
Power	200 amps, 600 volts 3-phase electrical	
Ceiling Heights	24' clear ceiling heights	

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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.

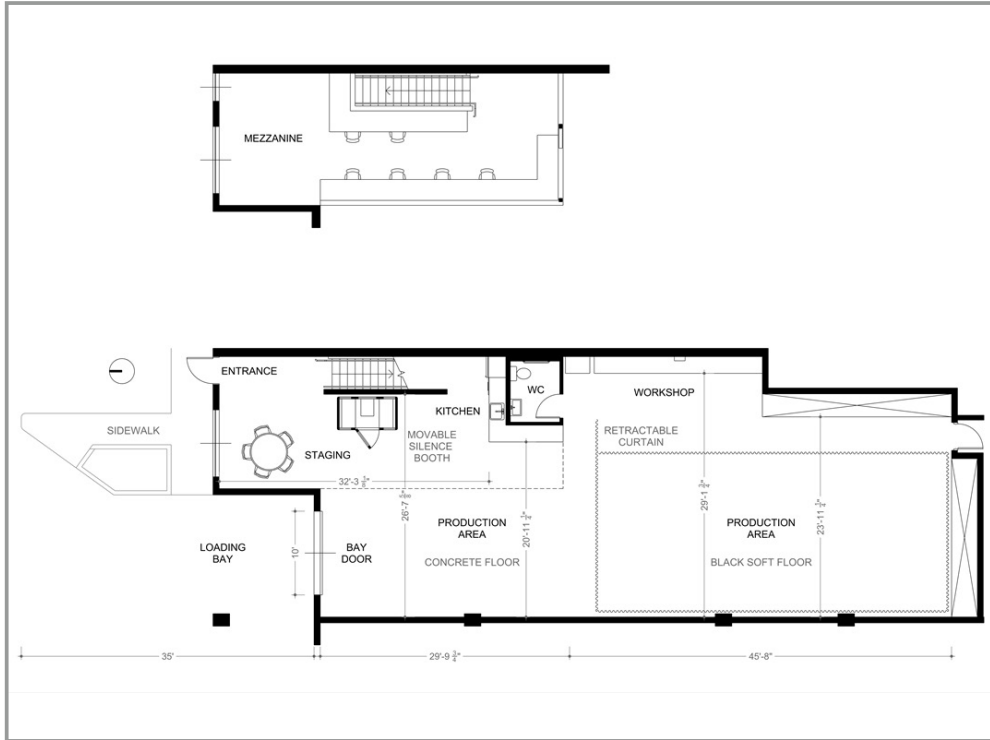
LOCATION MAP



FOR SALE

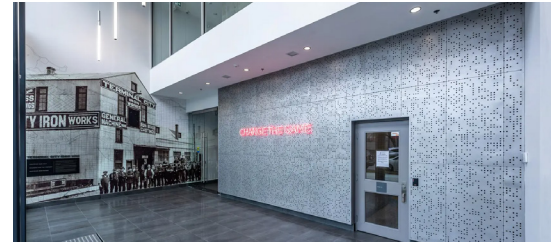
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UNIT 160 - FLOOR PLAN



IRONWORKS

TENANT EXCLUSIVE AMENITIES



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