

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



MATTHEW MACLEAN* | Executive Vice President | +1 604 640 5855 | matthew.maclean@cushwake.com

ANDREI JELESCU* | Associate Vice President | +1 604 640 5812 | andrei.jelescu@cushwake.com

SYDNEY OSLUND | Senior Associate | +1 604 262 8775 | sydney.oslund@cushwake.com

**Personal Real Estate Corporation*



700 West Georgia St, Suite 1200 | Vancouver, BC | +1 604 683 3111 | cushmanwakefield.com

FOR SALE

120 - 220 VICTORIA DRIVE, VANCOUVER, BC

LOCATION SUMMARY

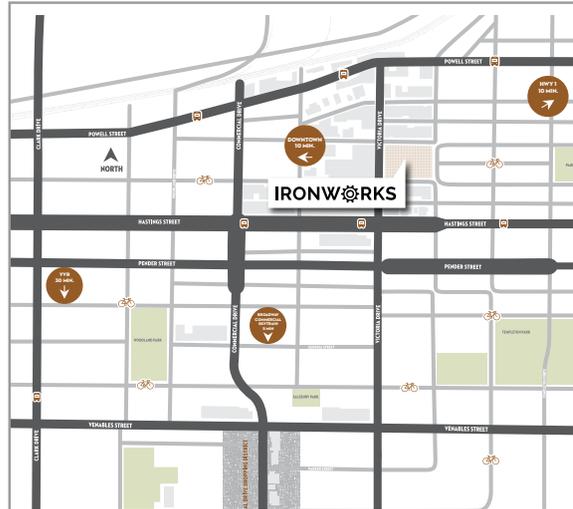
Located in the Port Town Neighbourhood of East Vancouver, the award winning IRONWORKS is a flagship commercial development, ideally situated amongst a variety of amenities and transit routes. The Property offers excellent access to downtown Vancouver, the Port of Vancouver, the North Shore and the Trans-Canada 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.

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-2 (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	

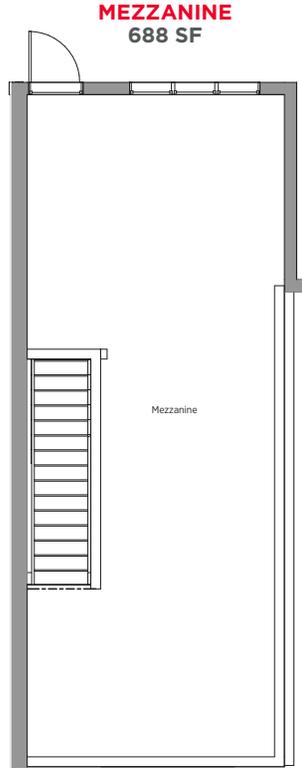
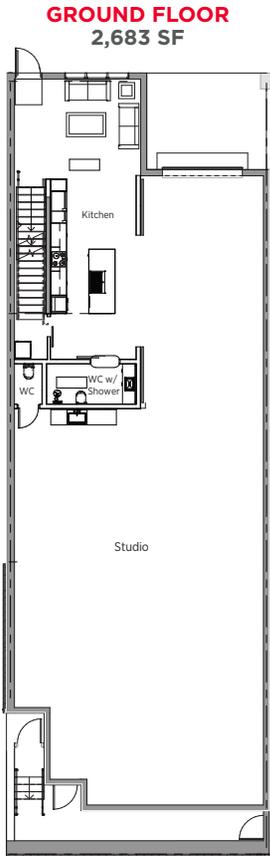
IRONWORKS

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



BUILDING AMENITIES



MATTHEW MACLEAN* | Executive Vice President | +1 604 640 5855 | matthew.macleam@cushwake.com

ANDREI JELESCU* | Associate Vice President | +1 604 640 5812 | andrei.jelescu@cushwake.com

SYDNEY OSLUND | Senior Associate | +1 604 262 8775 | sydney.oslund@cushwake.com

**Personal Real Estate Corporation*

©2025 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.

