

19 VICTORIA DRIVE

PORT TOWN LIGHT INDUSTRIAL OPPORTUNITY

FOR LEASE



ROBERT THAM
604.609.0882 Ext. 223
robert@corbelcommercial.com

MARC SAUL PREC
604.609.0882 Ext. 222
marc@corbelcommercial.com

WILLOW KING
604.609.0882 Ext. 221
willow@corbelcommercial.com



INFO@CORBELCOMMERCIAL.COM | WWW.CORBELCOMMERCIAL.COM | 632 CITADEL PARADE, VANCOUVER BC, V6B 1X3

E. & O. E.: All information contained herein is from sources we deem reliable, and we have no reason to doubt its accuracy; however, no guarantee or responsibility is assumed thereof, and it shall not form any part of future contracts. Properties are submitted subject to errors and omissions and all information should be carefully verified. All measurements quoted herein are approximate.

LOCATION

The subject property is located in the heart of Vancouver's exciting Port Town district. Just two blocks north of the innovative Ironworks Development by Conwest, the area is a burgeoning district extending from the Gastown and Raintown markets just minutes to the east. The area has seen a recent influx of chic restaurants, cafés, distilleries, microbreweries, and creative spaces, including Scandilicious, JJ Bean, Resurrection Spirits, Pallet Coffee Roasters, Parallel 49, and Odd Society Spirits. Right across the street is the iconic Hamilton Bank Building, home to the Pie Shoppe and Aleph Eatery. 19 Victoria Drive is an exceptional opportunity to lease a spacious light industrial unit in a highly coveted and rapidly growing location.



FEATURES

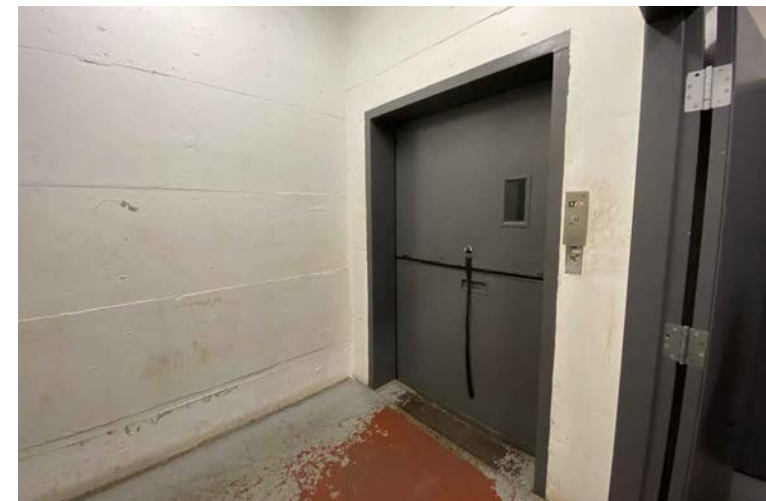
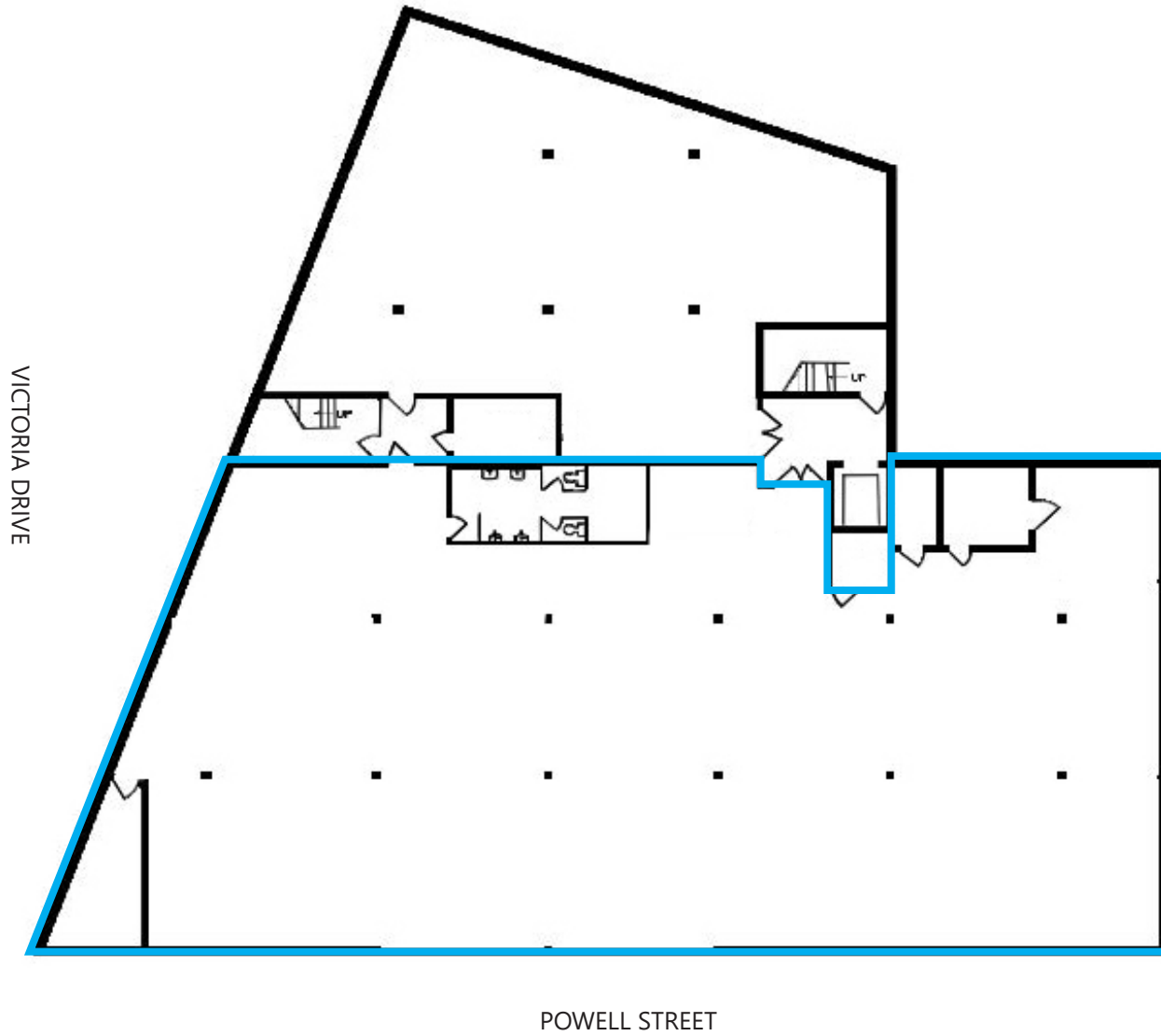
- Full lower level unit with good ceiling heights
- Dedicated street front entry from Victoria Drive with signage potential
- Private in suite washrooms
- Secure gated parking plus ample street parking and excellent transit access
- Rapidly transforming neighborhood with multiple eateries, breweries, and retailers in the immediate area

SIZE:*	7,500 SF (approx.)
BASIC RENT:	\$9.90 PSFPA
ADDITIONAL RENT:	\$5.75 (2020 est.)
GROSS RENT:	\$9,781.25/month
PARKING:	2 stalls
ZONING:	M-2 Industrial
AVAILABILITY:	Immediately

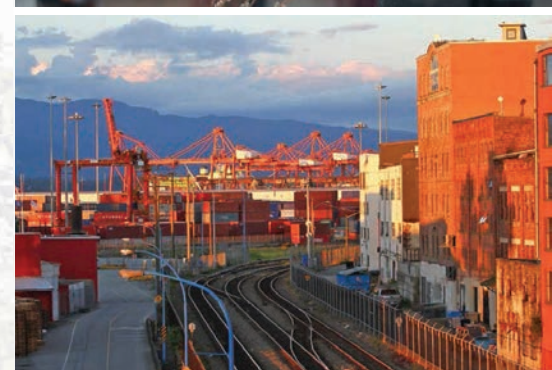
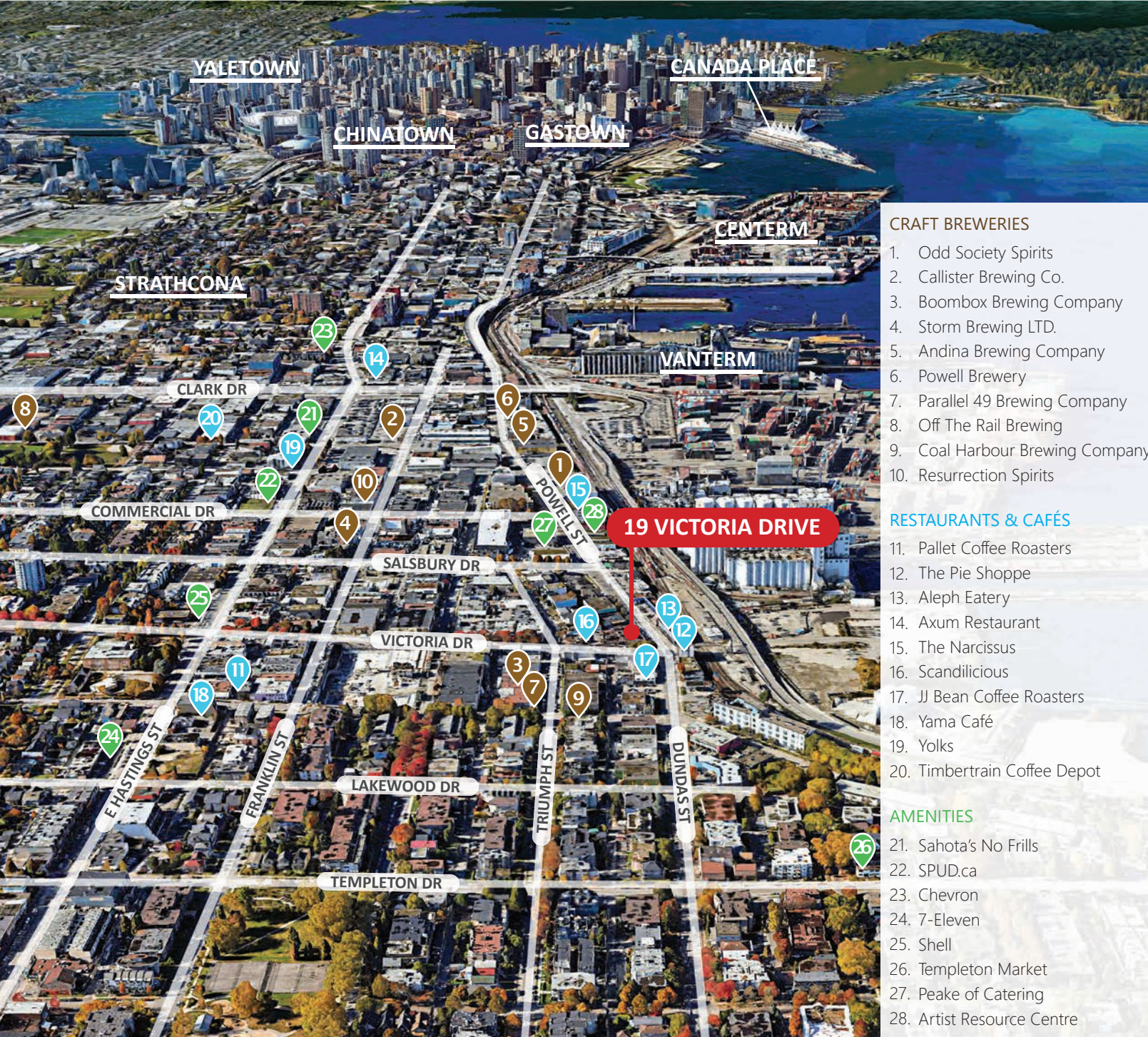


*All sizes are approximate and subject to verification.

FLOOR PLAN



*The floor plans above may not be 100% accurate and are subject to verification.



CRAFT BREWERIES

1. Odd Society Spirits
2. Callister Brewing Co.
3. Boombox Brewing Company
4. Storm Brewing LTD.
5. Andina Brewing Company
6. Powell Brewery
7. Parallel 49 Brewing Company
8. Off The Rail Brewing
9. Coal Harbour Brewing Company
10. Resurrection Spirits

RESTAURANTS & CAFÉS

11. Pallet Coffee Roasters
12. The Pie Shoppe
13. Aleph Eatery
14. Axum Restaurant
15. The Narcissus
16. Scandilicious
17. JJ Bean Coffee Roasters
18. Yama Café
19. Yolks
20. Timbertrain Coffee Depot

AMENITIES

21. Sahota's No Frills
22. SPUD.ca
23. Chevron
24. 7-Eleven
25. Shell
26. Templeton Market
27. Peake of Catering
28. Artist Resource Centre

ROBERT THAM
 604.609.0882 Ext. 223
 robert@corbelcommercial.com

MARC SAUL PREC
 604.609.0882 Ext. 222
 marc@corbelcommercial.com

WILLOW KING
 604.609.0882 Ext. 221
 willow@corbelcommercial.com

