



# Prime Industrial Investment Property

**FOR SALE OR LEASE**



310 VICTORIA DRIVE  
VANCOUVER, BC  
[www.karimwinsor.com](http://www.karimwinsor.com)

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## LOCATION

The subject property is ideally situated on the north side of East Hastings between Victoria and Semlim Drive. This property has direct access to the downtown core, Highway 1 and the Port of Vancouver. There are over 10 parking stalls on site with a secure gate. The property is across the street from the new Conwest Ironworks Development.

## FEATURES

- Central location
- 10 to 12 parking stalls
- Grade level loading
- Two warehouses
- Large storage area
- 14 offices
- Electric vehicle hook-up
- 2,048 sf office
- 3,226 sf warehouse
- Ceiling heights 10-13 ft

## LOT DIMENSIONS

66 FT X 99 FT

## ZONING

I-2

## LOT SIZE

6,534 SF

## PARCEL IDENTIFIER (PID)

024-612-251

## PROPERTY TAXES (2017)

\$23,132.45

## FSR

3.0

## LEASE INFORMATION

AREA	ASKING BASIC RENT	ADDITIONAL RENT	AVAILABLE	ZONING
5,274 sf	\$ 10,000/month	\$ 5.50 per sf	JAN 1, 2020	I-2



ASKING  
PRICE

\$4,500,000

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