

**FOR LEASE**

**6833 METRO ROAD  
LANTZVILLE, BC**

**± 3,007 SQFT REAR WAREHOUSE  
WITH GRADE LEVEL LOADING  
& YARD SPACE**



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# 6833 METRO ROAD | LANTZVILLE



## THE OPPORTUNITY

This property presents a unique leasing opportunity in the established Lantzville/North Nanaimo industrial corridor, just minutes from the Island Highway. This rear portion of the warehouse is well suited for a wide range of industrial users seeking excellent access, functionality, and visibility in a high-demand location.

The rear portion provides 3,007 SQFT with three 14' grade-level doors and 22' ceiling height, ideal for businesses requiring multiple access points.



## OPPORTUNITY HIGHLIGHTS

### PROPERTY ADDRESS:

6833 Metro Road, Lantzville, BC

### LEGAL ADDRESS:

LOT 18, DISTRICT LOT 44, WELLINGTON DISTRICT (SITUATE IN NANOOSE DISTRICT), PLAN 15245

**MUNICIPALITY:** Lantzville

**ZONING:** L1 - Light Industry

**LOT SIZE:** 34,434.56 SQFT / 0.80 ac

**SIZE:** ± 3,007 SQFT Total

**BASE RENT:** \$19.00 / SQFT

**ADDITIONAL RENT:** \$5.00 / SQFT

**MONTHLY RENT:** \$6,014.00 + GST





## PROPERTY DETAILS

### AVAILABLE AS OF

December 1<sup>st</sup>, 2025

### ACCESS/EGRESS

Metro Road

### CONSTRUCTION

Poured Concrete slab with steel framing

### STOREYS

Single storey warehouse with mezzanine

### TOTAL UNITS

1

### NET RENTABLE (Rear):

Warehouse + Office:  $\pm$  2,488 SQFT

Mezzanine:  $\pm$  478 SQFT

Washroom:  $\pm$  40 SQFT

Total:  $\pm$  3,007 SQFT

### YARD SPACE

Concrete lot, fully fenced, two security gates.

### ELECTRICAL

400 AMP, 3 Phase Power (combined)

### PLUMBING

One 2-piece washroom &

One 3-piece bathroom with shower

### CEILING HEIGHT

22' clear span ceiling height

### LOADING

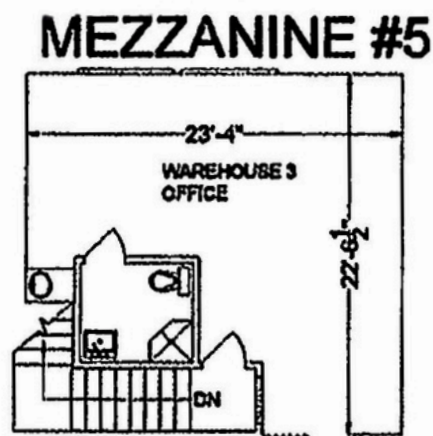
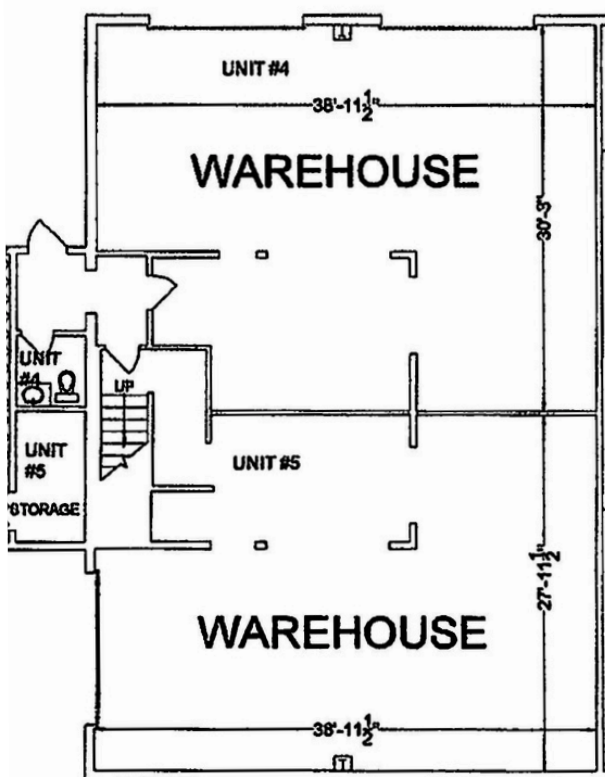
Three (3) x 14' grade level loading bays

### PARKING

Ample onsite parking



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## LOCATION

Situated in the heart of the Lantzville/North Nanaimo industrial corridor, 6833 Metro Road offers exceptional accessibility for businesses seeking a central Vancouver Island location. Just minutes from the Island Highway (Highway 19), the property provides seamless connections north to Parksville and south to Nanaimo, as well as efficient routes to the Duke Point and Departure Bay ferry terminals for mainland access.

The surrounding area has developed into a strong light industrial and service-commercial hub, supporting a diverse mix of users including logistics operators, construction firms, building supply companies, and trades-based businesses. With proximity to Nanaimo's growing residential neighbourhoods and commercial centers, the location also offers a strong local labour pool and convenient amenities for staff and clients.

## TRADE AREA & DRIVE TIMES

**NANOOSE BAY + 10 MINUTES**

**PARKSVILLE + 20 MINUTES**

**NANAIMO + 20 MINUTES**

**COMOX + 65 MINUTES**

**VICTORIA + 1 HOUR 50 MINUTES**

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