

**FOR LEASE**

**6833 METRO ROAD  
LANTZVILLE, BC**

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



**Connor Braid**  
Personal Real Estate Corporation  
**250-410-1991**  
[connor@jbwcommercial.com](mailto:connor@jbwcommercial.com)

**JBW**  
COMMERCIAL

**Harry Jones**  
Personal Real Estate Corporation  
**250-410-1991**  
[harry@jbwcommercial.com](mailto:harry@jbwcommercial.com)

# 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 NANOOS DISTRICT), PLAN 15245

**MUNICIPALITY:** Lantzville

**ZONING:** LI - Light Industry

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

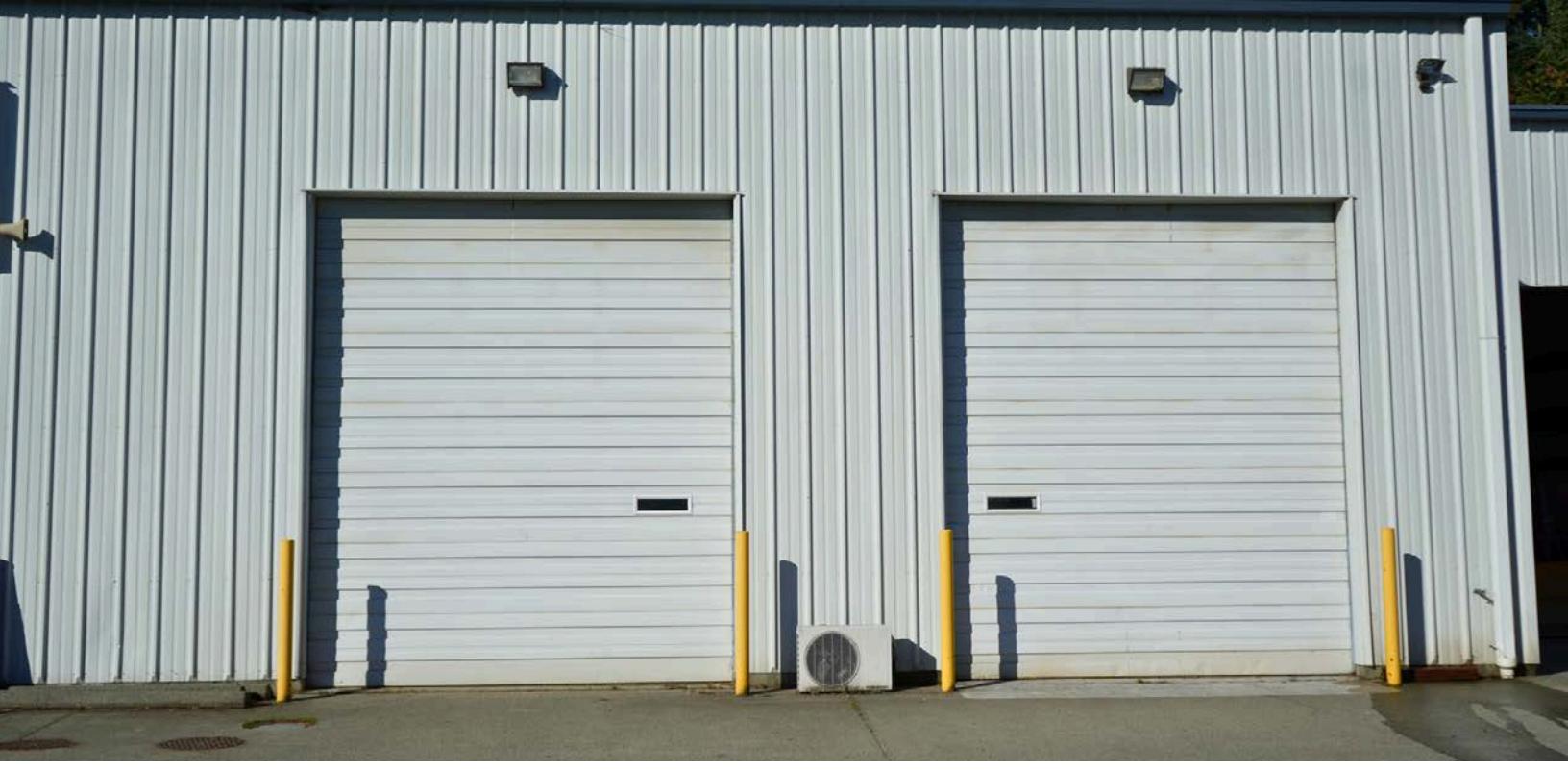
**SIZE:** ± 3,007 SQFT Total

**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: ± 2,488 SQFT

Mezzanine: ± 478 SQFT

Washroom: ± 40 SQFT

Total: ± 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

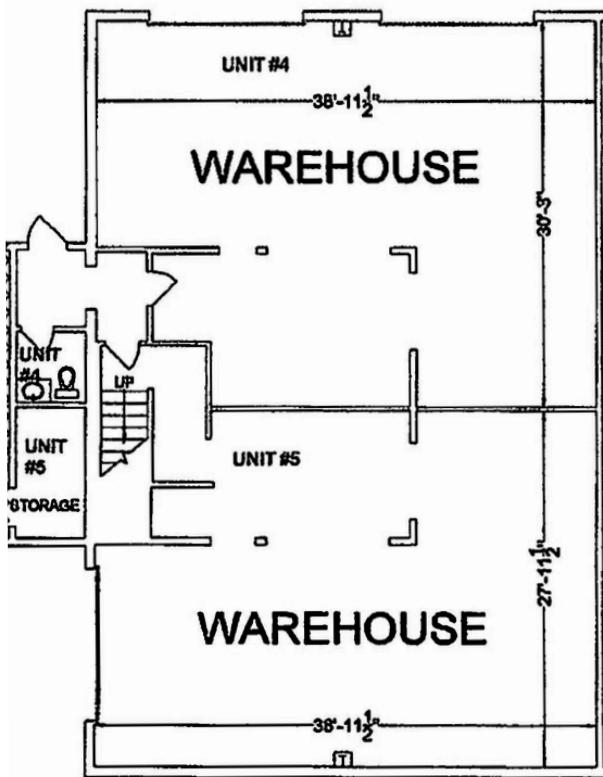
### LOADING

Three (3) x 14' grade level loading bays

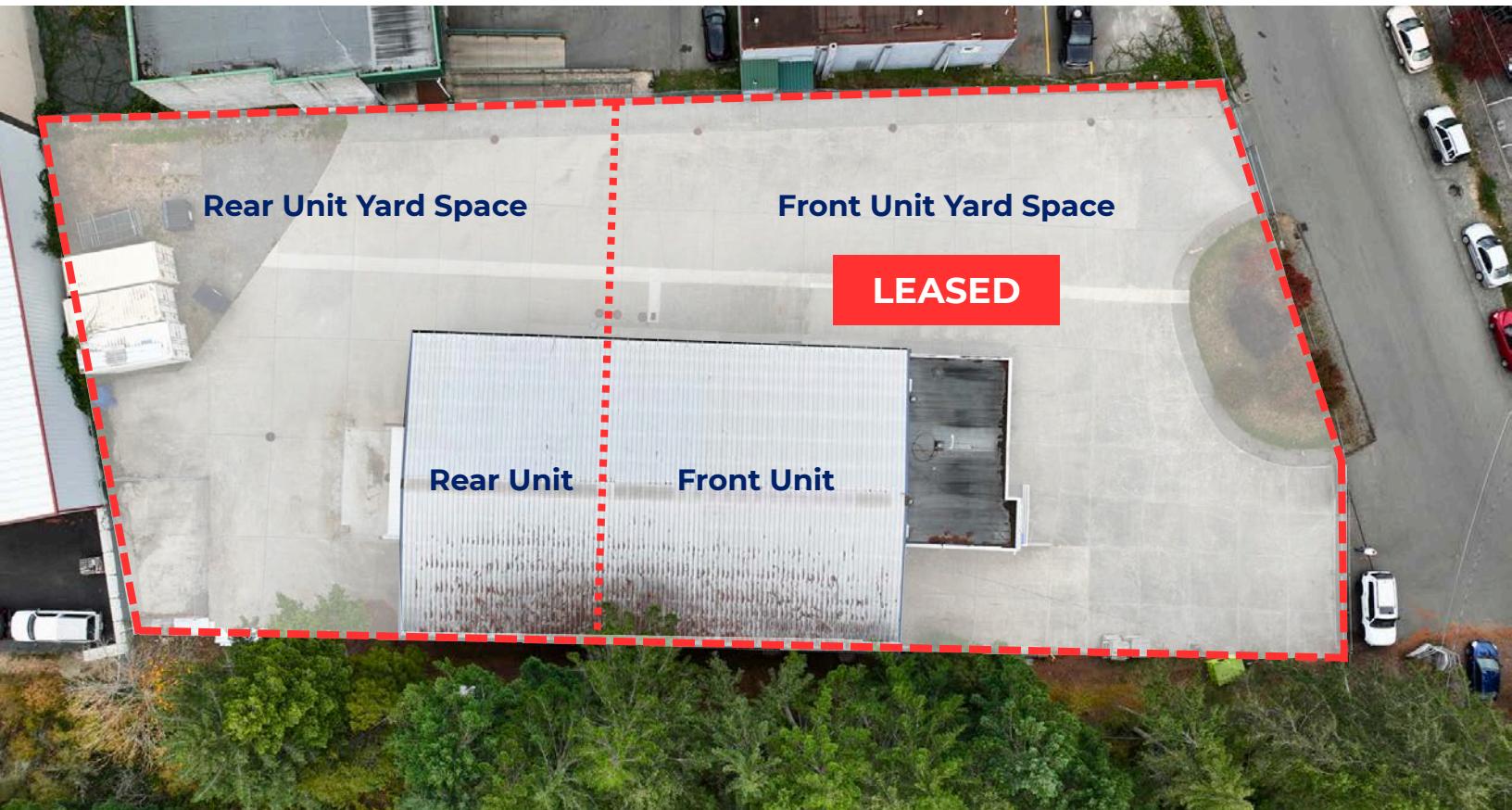
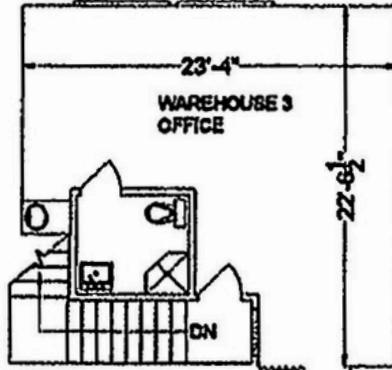
### PARKING

Ample onsite parking

# 6833 METRO ROAD | LANTZVILLE



## MEZZANINE #5





## 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

**NANOOS BAY** + 10 MINUTES

**PARKSVILLE** + 20 MINUTES

**NANAIMO** + 20 MINUTES

**COMOX** + 65 MINUTES

**VICTORIA** + 1 HOUR 50 MINUTES

JBW Commercial Inc. has prepared this document / brochure / email for the sole purpose of advertising & providing general information. JBW Commercial Inc. and its listing clients do not provide any guarantees or warranties, expressed or implied, regarding the information, including but not limited to, warranties of content, accuracy, completeness, and reliability. They do not accept or assume any responsibility or liability, consequential or direct, for the recipient's reliance upon the information. Any recipient / interested party should undertake their own appropriate independent investigations and due diligence as to the accuracy of the information they deem important. All information provided is subject to errors, omissions, changes, including price, or may be withdrawn without notice. Sizes are approximate and based on architectural drawings, professional or owner's provided information. JBW Commercial Inc. and its listing clients explicitly disclaim all inferred or implied terms, conditions, and warranties arising from this document and exclude any liability for loss and/or damages resulting therefrom. This publication is the copyrighted property of JBW Commercial Inc. and its listing client. © 2025. All rights reserved. E&OE. This communication is not intended to cause or induce breach of an existing agency agreement and or relationship. JBW Commercial Inc. #102-517 Gore Street, Esquimalt, BC.

## For more information contact:

**Connor Braid**  
Personal Real Estate Corporation  
**250-410-1991**  
[connor@jbwcommercial.com](mailto:connor@jbwcommercial.com)

**Harry Jones**  
Personal Real Estate Corporation  
**250-410-1991**  
[harry@jbwcommercial.com](mailto:harry@jbwcommercial.com)

**JBW**  
COMMERCIAL  
102 - 517 Gore Street  
Victoria, BC  
V9A 5E5