

FOR LEASE

**6833 METRO ROAD
LANTZVILLE, BC**

± 2,529 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 2,529 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: LI - Light Industry

LOT SIZE: 34,434.56 SQFT / 0.80 ac

SIZE: ± 2,529 SQFT Total

BASE RENT: \$23.00 / SQFT

ADDITIONAL RENT: \$5.00 / SQFT

MONTHLY RENT: \$5,901 + GST



PROPERTY DETAILS

AVAILABLE AS OF

Immediately

ACCESS/EGRESS

Metro Road

CONSTRUCTION

Poured Concrete slab with steel framing

STOREYS

Single storey warehouse

TOTAL UNITS

1

NET RENTABLE (Rear):

Warehouse \pm 2,489 SQFT

Washroom: \pm 40 SQFT

Total: \pm 2,529 SQFT

YARD SPACE

Concrete lot, fully fenced, two security gates shared with other tenant.

ELECTRICAL

400 AMP, 3 Phase Power (combined)

PLUMBING

One 2-piece washroom

CEILING HEIGHT

22' clear span ceiling height

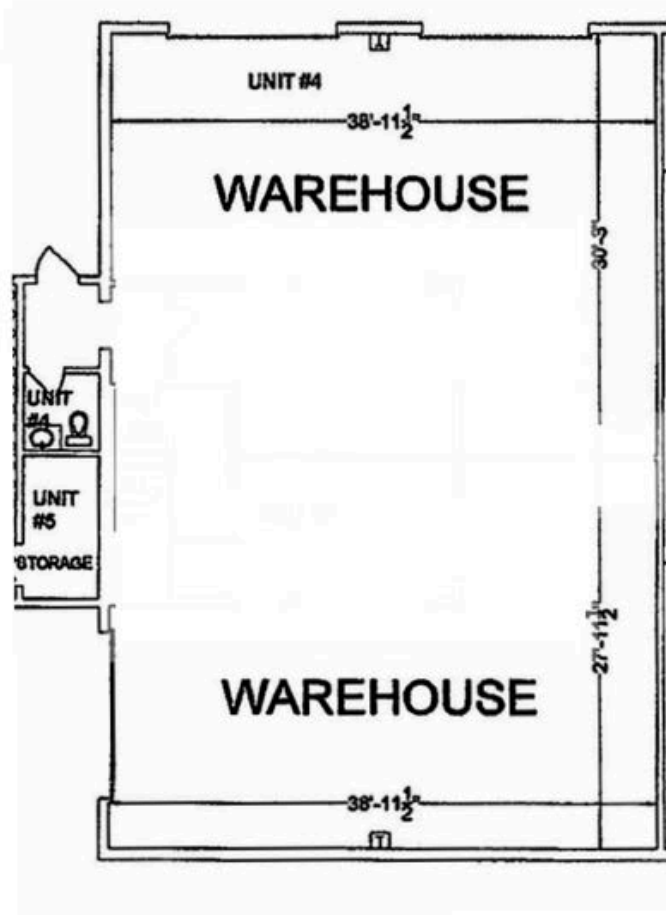
LOADING

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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