

Leasing Incentive!
Turnkey buildout and
up to one (1) year of free rent
signed lease by 12/31/26

For Lease

5740 Bayside Rd, Virginia Beach, VA 23455

Office/Warehouse

Airport Industrial Park

Industrial Site with Excellent Accessiblity

Strategically positioned in Virginia Beach with convenient access to major Hampton Roads transportation corridors, this ±69,120 SF industrial opportunity offers an ideal layout for a range of users. The site features a secured and fenced yard, functional warehouse space with 20′ clear height, grade-level loading, and updated office space, well suited for contractors, distribution users, and fleet operations.

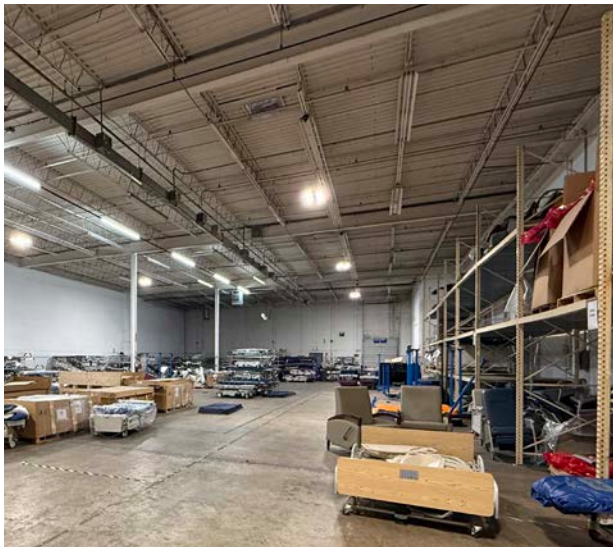
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Property Overview

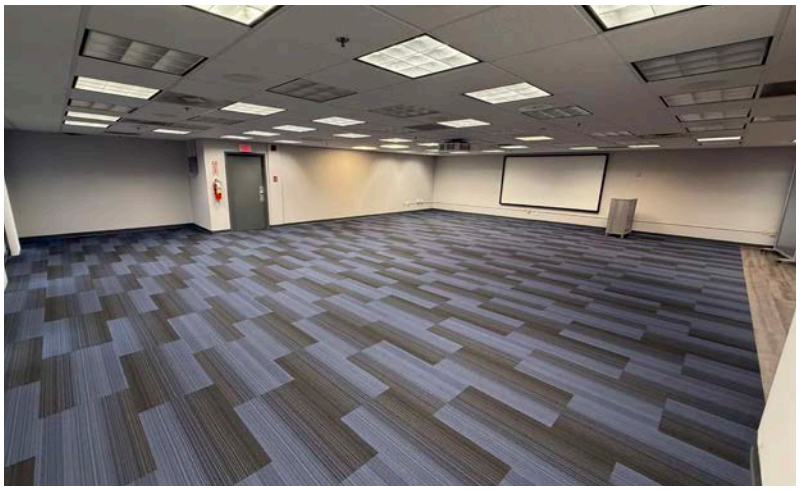
Highlights

- Building Size: 69,120 SF
  - o Warehouse: 51,120 SF (50% conditioned)
  - o Office: 18,000 SF
- Site: 3.93 AC
- Yard: +/- 0.33 AC fenced/paved
- Clear Height: 20’
- Loading: Six (6) dock doors, three (3) drive-in doors
- Lighting: LED
- Power: 1,600 AMP, 480 volts, 3-Phase
- Sprinkler: Wet
- Column Spacing: 30’ x 45’
- Year Built: 1975
- Zoning: I-1 (Light Industrial)
- Roof replaced in 2015
- New parking lot in 2021
- Exterior painted in 2023
- Occupancy: Immediate
- Lease Rate: $7.50/NNN, OPEX:$1.56
- **Turnkey buildout and up to one (1) year of free rent with a signed lease by December 31, 2026**











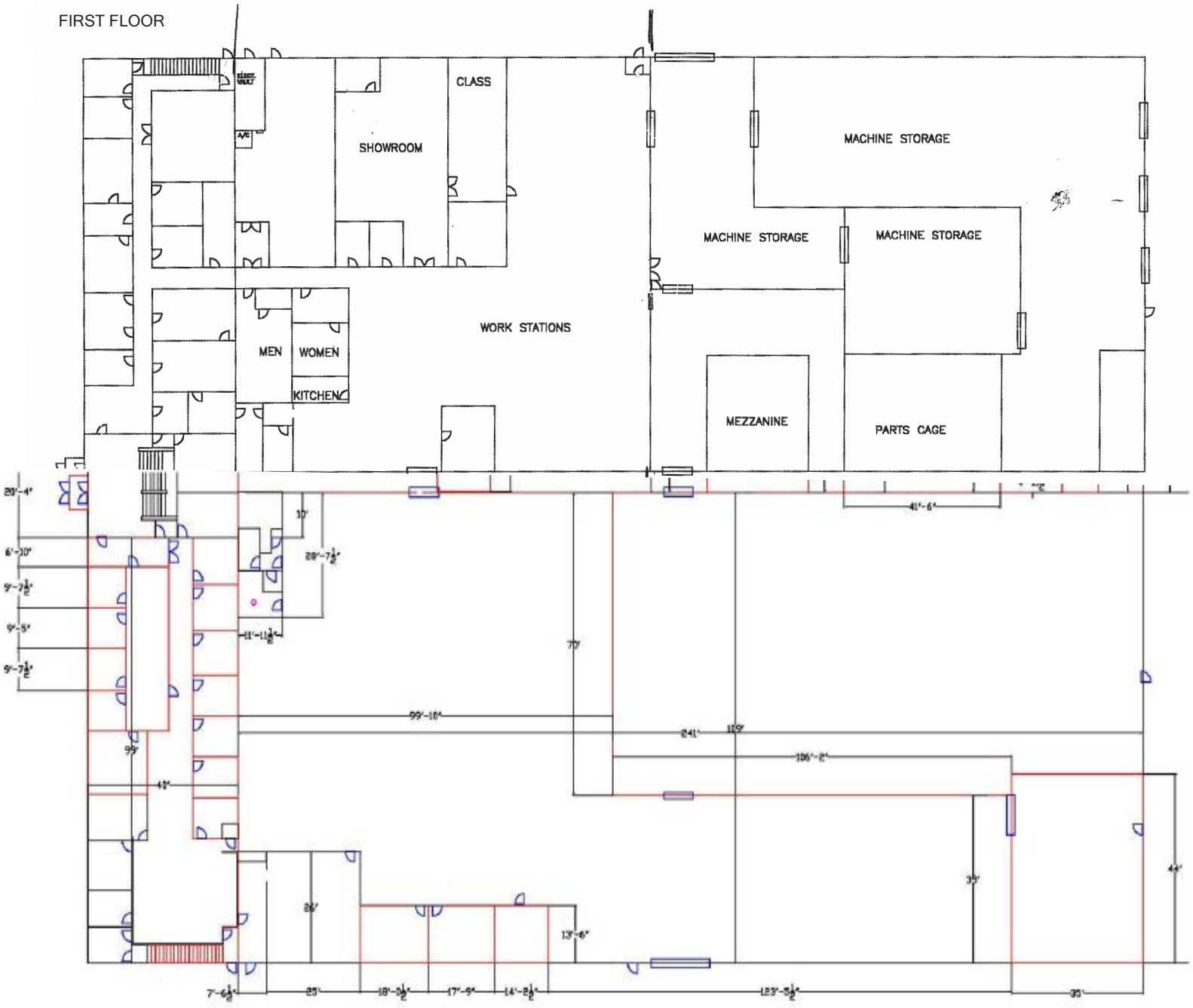
Aerial



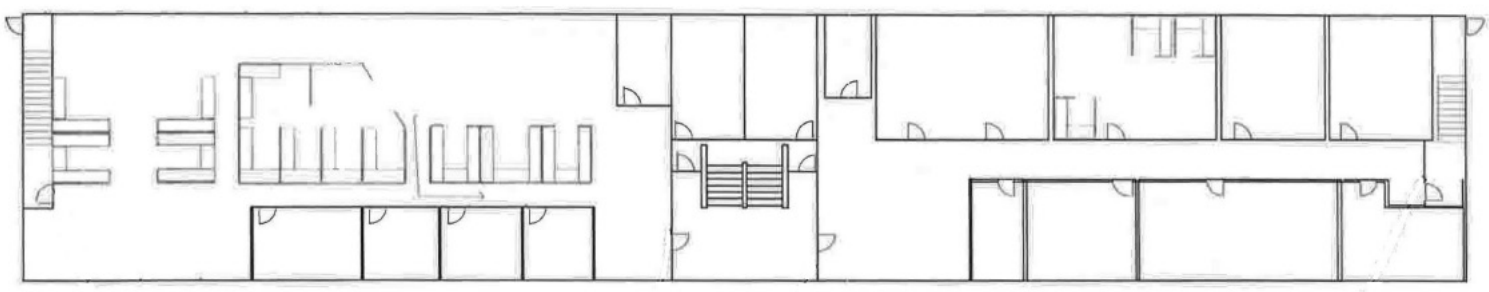
Notice: Boundary lines are approximate, for illustrative purposes only, and not to scale.
This graphic does not represent a legal survey. Buyer/client to verify all property lines independently.

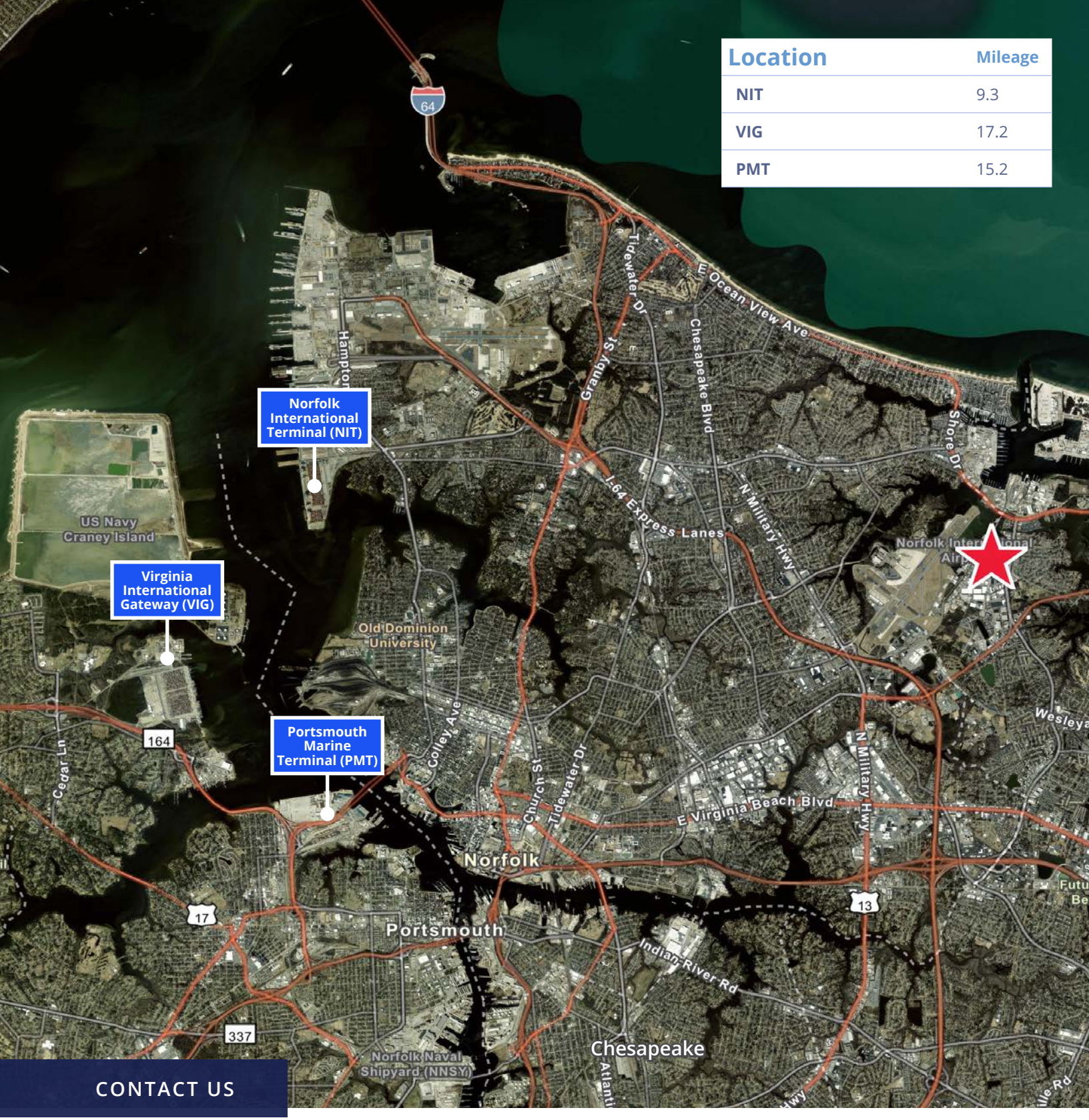
Floor Plan

FIRST FLOOR



SECOND FLOOR





Location	Mileage
NIT	9.3
VIG	17.2
PMT	15.2

CONTACT US

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