

FOR LEASE

5257 - 5269 CLEVELAND STREET

Virginia Beach, VA 23462



**CUSHMAN &
WAKEFIELD**

THALHIMER

BRETT SAIN, SIOR

First Vice President

757 213 4153

brett.sain@thalhimer.com

The Town Center of Virginia Beach

222 Central Park Avenue, Suite 1500

Virginia Beach, VA 23462

757 499 2900 | thalhimer.com

**Corporate Headquarters
Near Virginia Beach
Town Center**

PROPERTY FEATURES



THALHIMER

SPECIFICATIONS

Address:	5257 - 5269 Cleveland Street
Available SF:	9,234 Total SF
5269 Availability:	<i>(floorplans customizable for new tenant)</i>
Suite 108	4,724 SF
Suite 208	4,510 SF
Warehouse:	Partially conditioned
Construction:	Masonry
Year Built:	1987
Electrical Systems:	Single phase, 200-amp 120/240v
Lighting:	T5 Lighting
Elevator:	Yes
Trash:	Shared dumpsters
Clear Height:	8'-12'
Loading:	Suite 108 – Two (2) 10'x10' grade-level door
Signage:	Cleveland Street signage and interstate visibility
Parking:	Ample surface parking
Zoning:	I-1, Light Industrial
Lease Rate:	\$13.00 PSF, NNN
OPEX:	\$2.50 PSF



PROPERTY AERIAL



Town Center of
Virginia Beach

Virginia Beach Blvd.

Witchduck Road

5257

5269

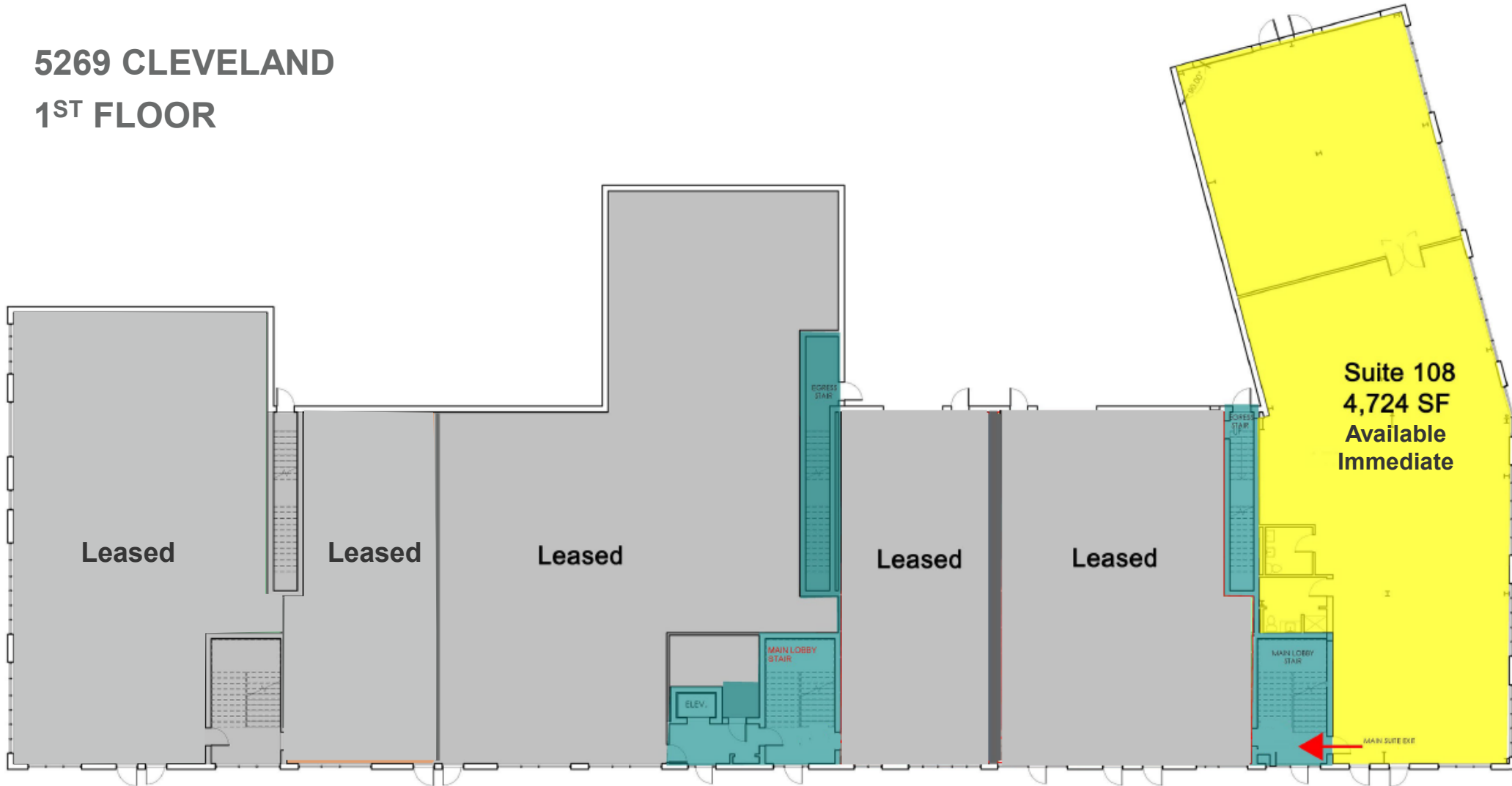
Cleveland Street

205,292 VPD



FLOOR PLAN

5269 CLEVELAND 1ST FLOOR



FLOOR PLAN

5269 CLEVELAND 2ND FLOOR



PROPERTY PHOTOS



Warehouse



Production Area

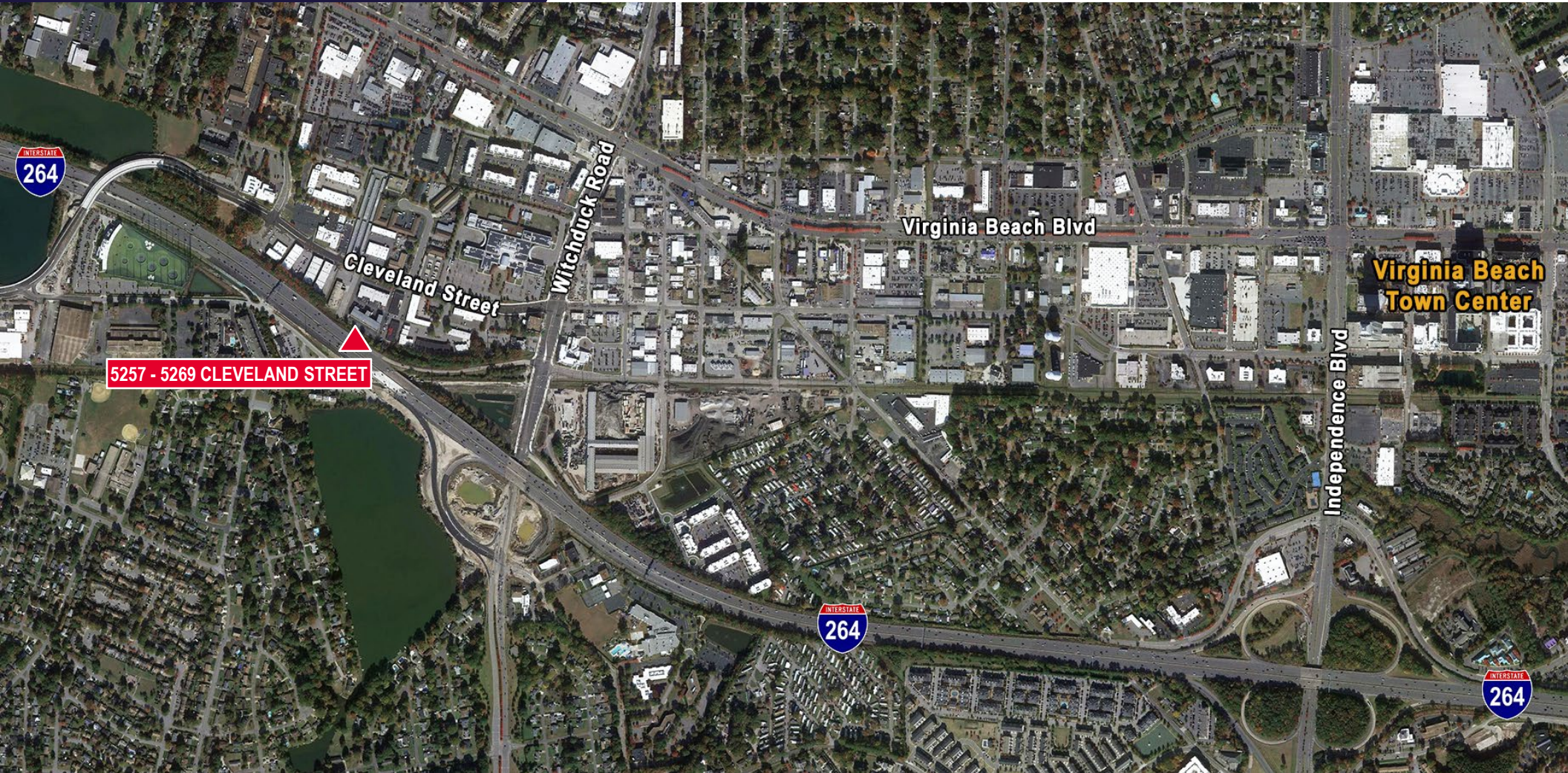
**5269 CLEVELAND
SUITE 108**

**5269 CLEVELAND
SUITE 208**



Office

MARKET OVERVIEW



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