

# FOR LEASE

5721 BAYSIDE ROAD  
Virginia Beach, VA 23455



S.L. NUSBAUM  
REALTY CO.



**STEPHANIE SANKER, CCIM, SIOR**

Senior Vice President

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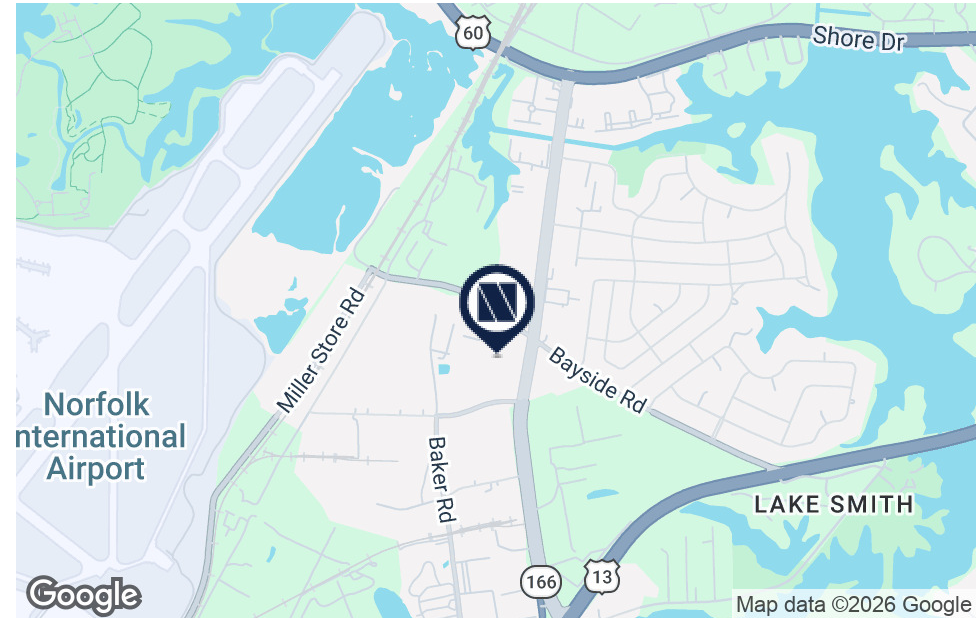
ssanker@slnusbaum.com

# EXECUTIVE SUMMARY

5721 BAYSIDE ROAD  
Virginia Beach, VA 23455



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## OFFERING SUMMARY

Lease Rate:	\$11.00 SF/yr (NNN)
Building Size:	83,200 SF
Available SF:	6,404 - 17,719 SF
Lot Size:	4.697 Acres
Year Built:	1975
Zoning:	I-1 (Light Industrial District)
Submarket:	Airport Industrial Park
OPEX (PSF):	CAM: \$0.99 RET: \$0.70 INS: \$0.26 <b>Total: \$1.95</b>

## PROPERTY OVERVIEW

Flex suites located adjacent to Norfolk International Airport with convenient access to I-64, N.I.T. and Naval Facilities (N.O.B. and Little Creek Amphibious Base).

## PROPERTY HIGHLIGHTS

- Dock and ramp level loading
- 19.5' - 22' clear ceiling height
- 3-phase, 150 amp electric
- Fully insulated
- 10 skylights per bay
- Broadband internet access available through Cox Communications

# ADDITIONAL PHOTOS

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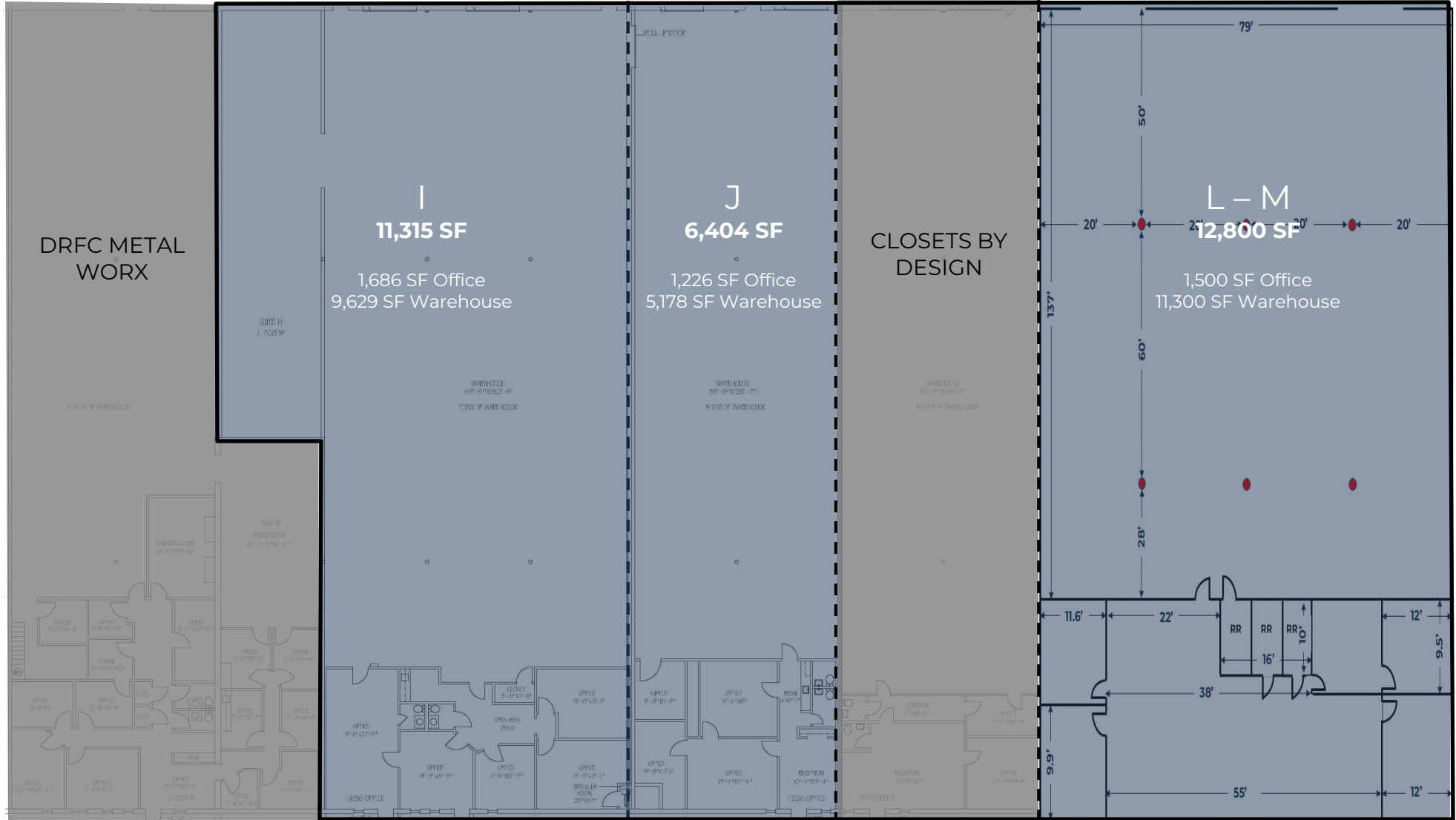


# SUITES I - M FLOOR PLAN

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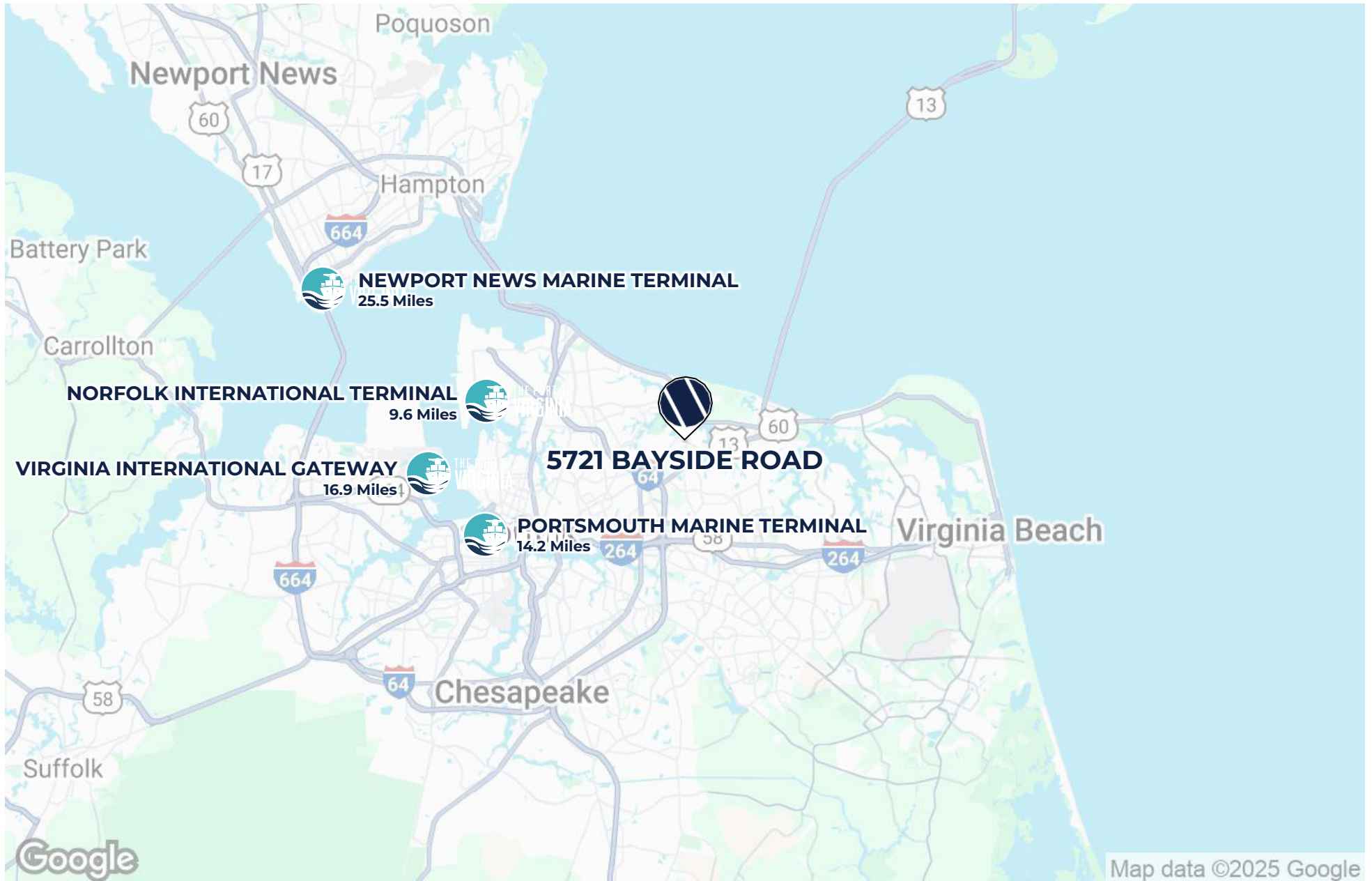


# PROXIMITY TO PORTS

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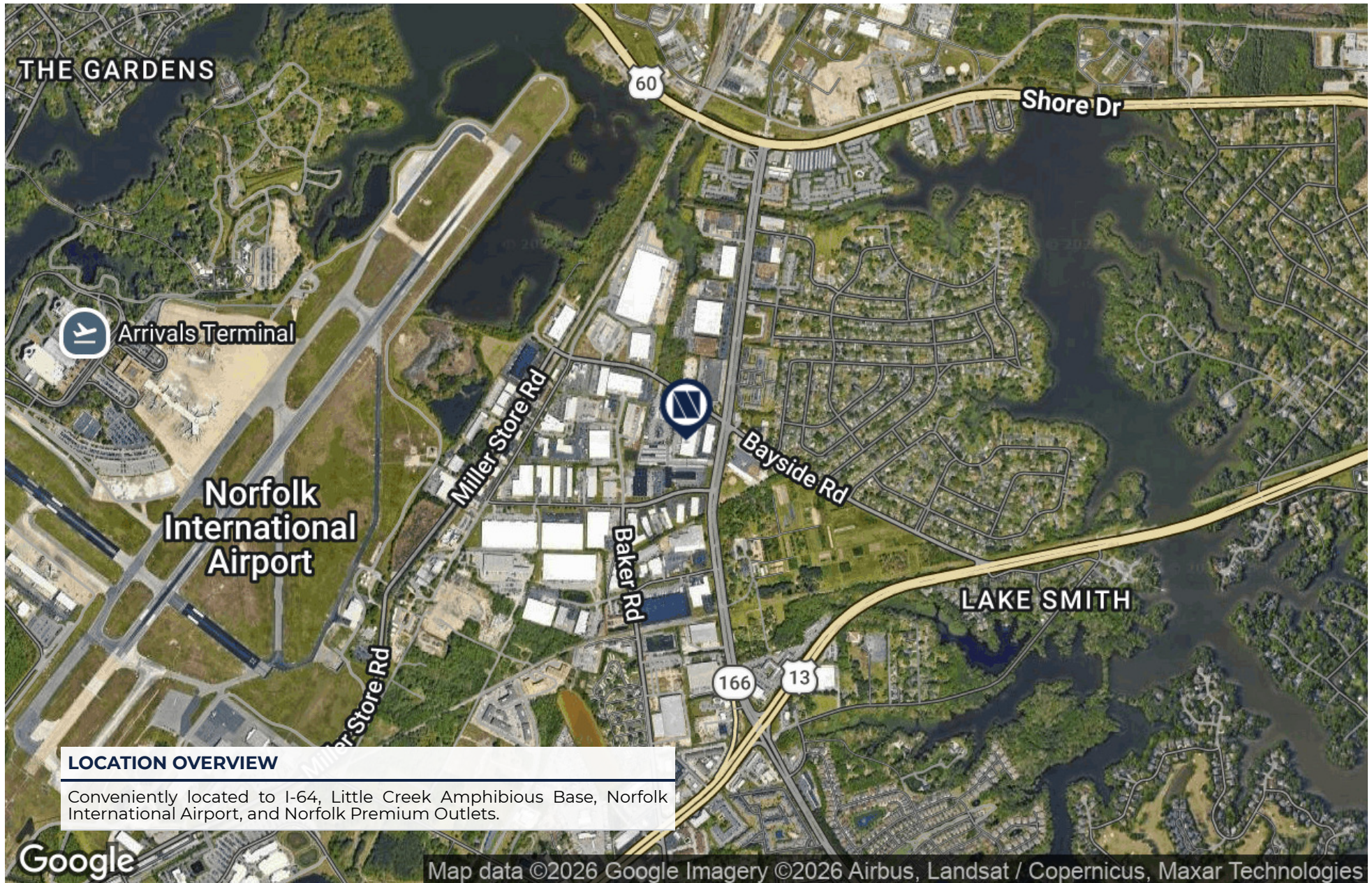


# LOCATION MAP

5721 BAYSIDE ROAD  
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## LOCATION OVERVIEW

Conveniently located to I-64, Little Creek Amphibious Base, Norfolk International Airport, and Norfolk Premium Outlets.

Google

Map data ©2026 Google Imagery ©2026 Airbus, Landsat / Copernicus, Maxar Technologies

# DEMOGRAPHICS MAP & REPORT

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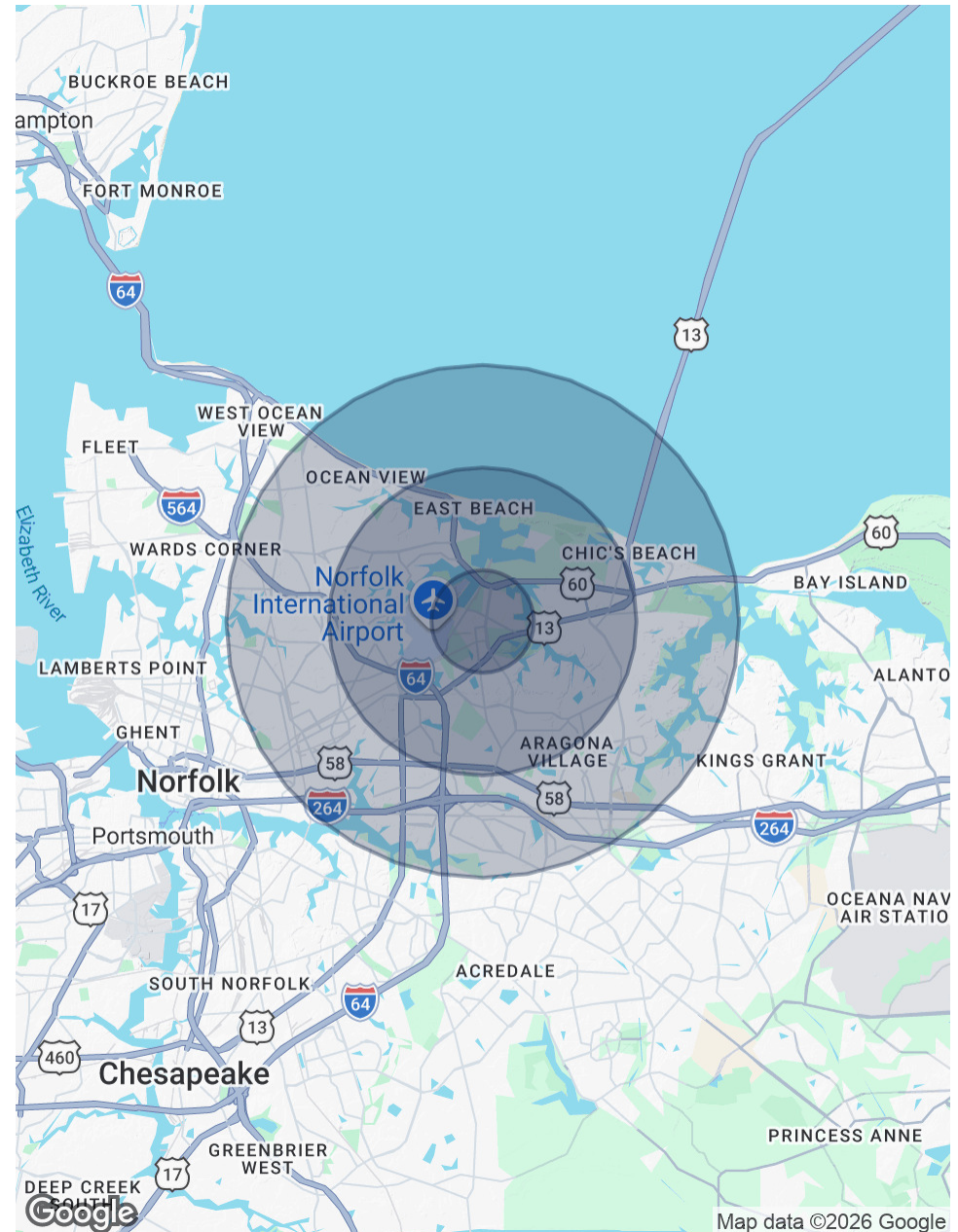


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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,792	72,337	214,125
Average Age	36.0	34.3	34.4
Average Age (Male)	35.3	33.3	33.1
Average Age (Female)	36.8	35.9	36.1

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,956	26,625	80,251
# Of Persons Per HH	2.3	2.7	2.7
Average HH Income	\$58,651	\$65,023	\$63,096
Average House Value	\$171,962	\$272,321	\$265,564

2020 American Community Survey (ACS)



# CONTACT INFORMATION

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Serving the Southeast and Mid-Atlantic region for well over a century, S.L. Nusbaum Realty Co. continues to provide a comprehensive experience for our clients and customers in all aspects of the multifamily and commercial real estate industry.

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