

FOR LEASE

5721 BAYSIDE ROAD

Virginia Beach, VA 23455



S.L. NUSBAUM
REALTY CO.



STEPHANIE SANKER, CCIM, SIOR

Senior Vice President

O. 757.640.2290

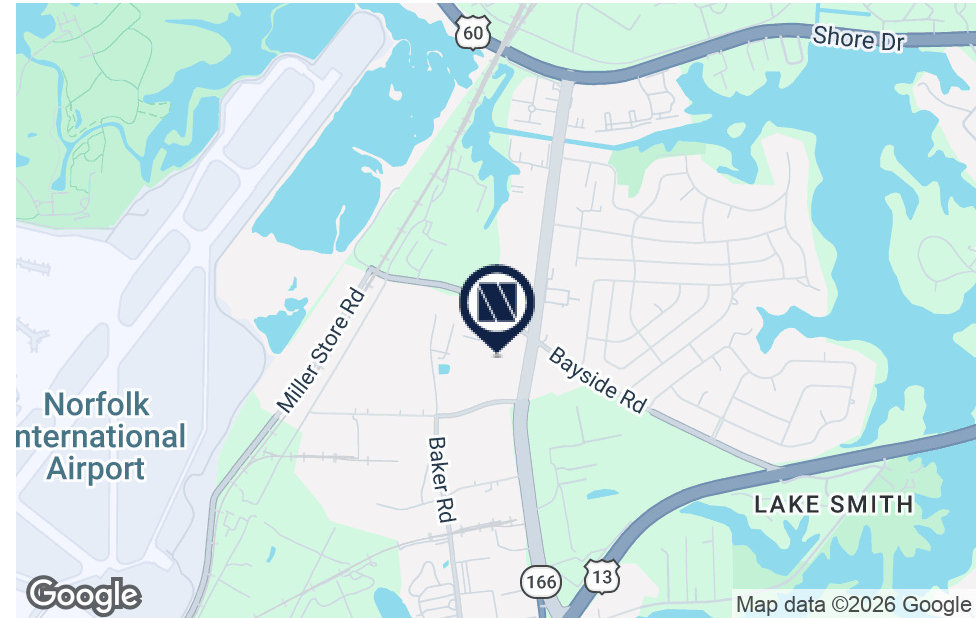
ssanker@slnusbaum.com

EXECUTIVE SUMMARY

5721 BAYSIDE ROAD
Virginia Beach, VA 23455



S.L. NUSBAUM
REALTY CO.



OFFERING SUMMARY

Lease Rate:	\$11 SF/yr (NNN)
Building Size:	83,200 SF
Available SF:	7,800 - 19,115 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 Total: \$1.95

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
- Fully insulated
- 10 skylights per bay
- Broadband internet access available through Cox Communications

ADDITIONAL PHOTOS

5721 BAYSIDE ROAD
Virginia Beach, VA 23455



S.L. NUSBAUM
REALTY CO.

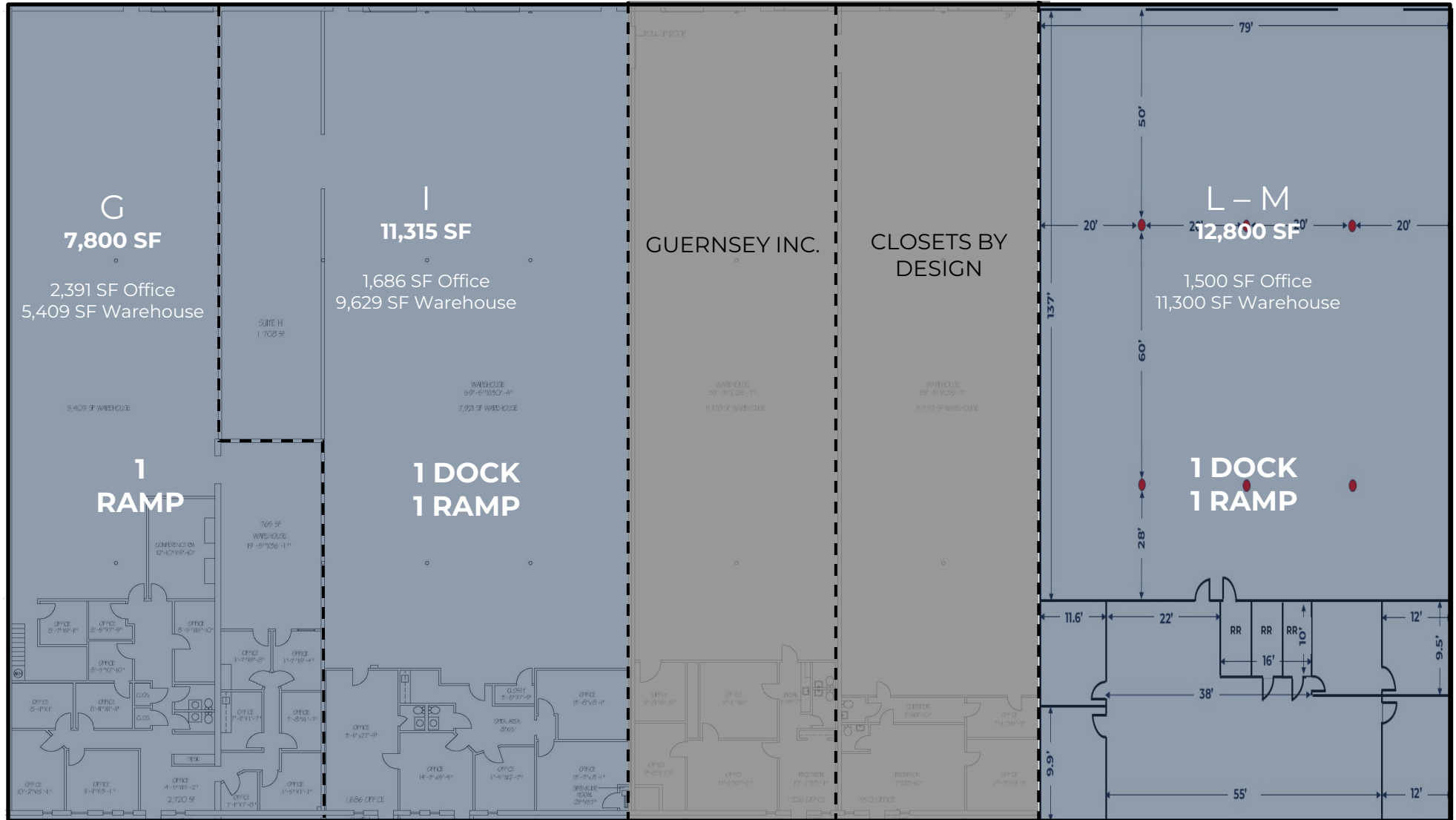


SUITES G - M FLOOR PLAN

5721 BAYSIDE ROAD
Virginia Beach, VA 23455



S.L. NUSBAUM
REALTY CO.

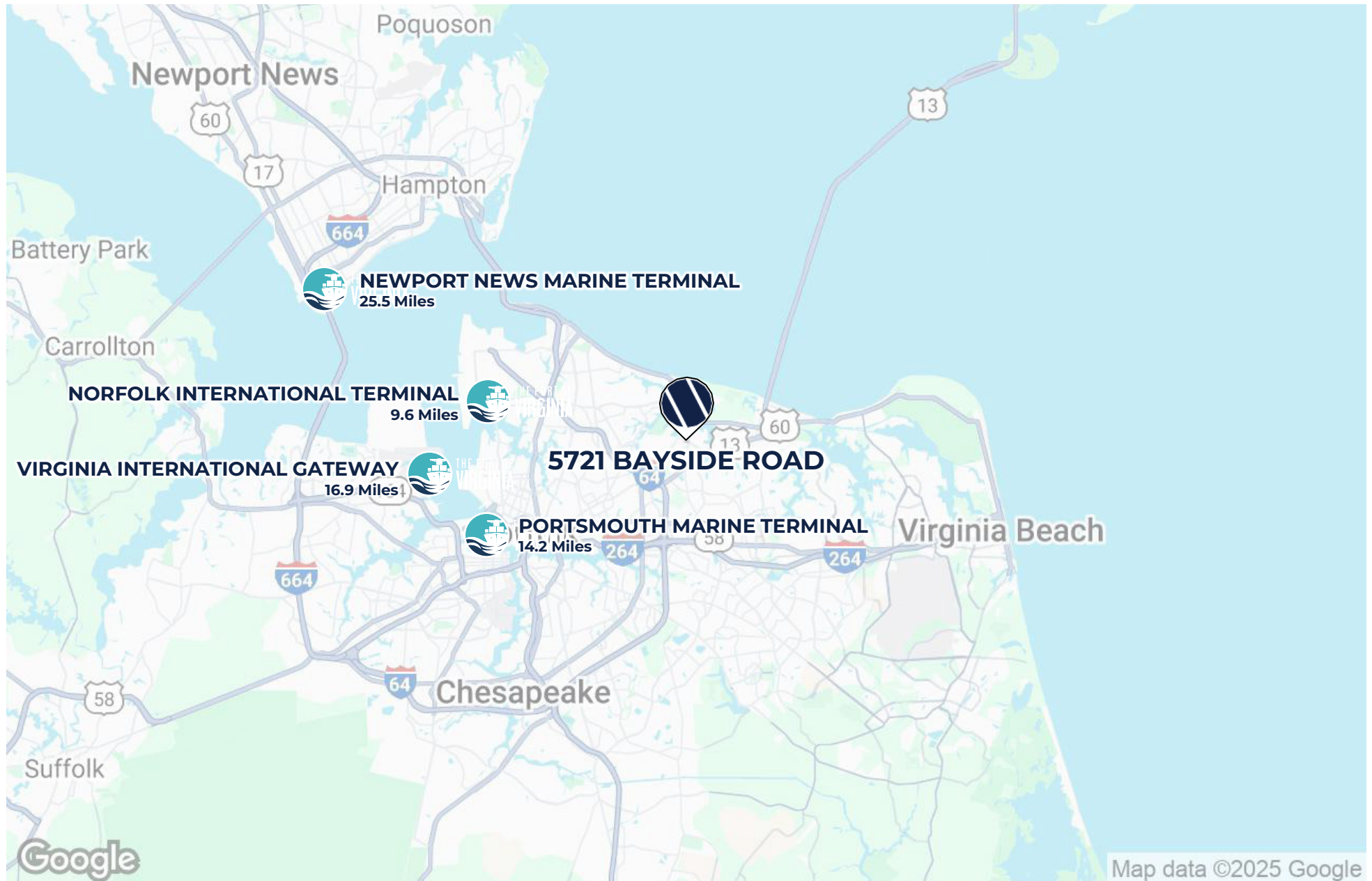


PROXIMITY TO PORTS

5721 BAYSIDE ROAD
Virginia Beach, VA 23455



S.L. NUSBAUM
REALTY CO.



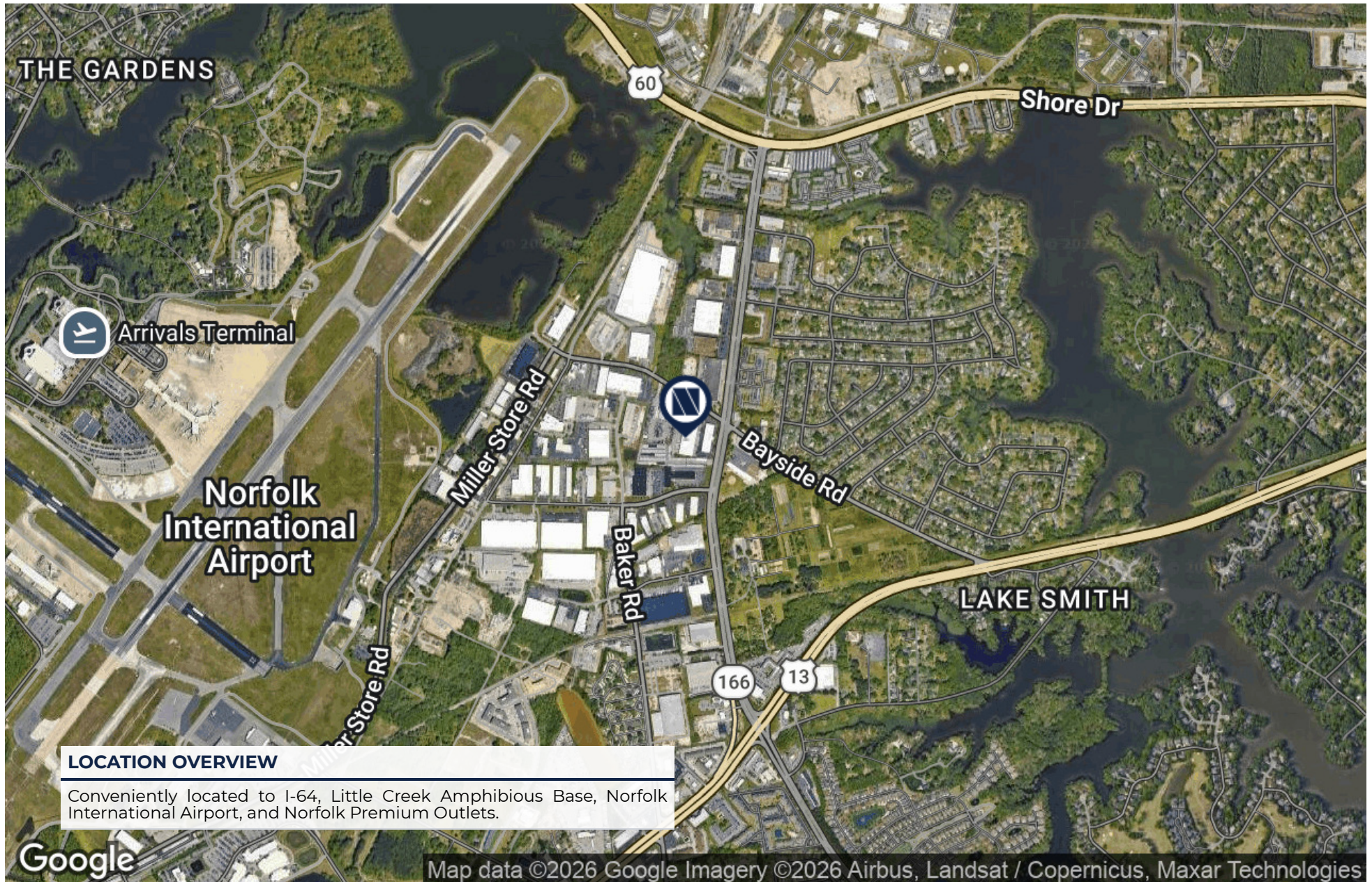
LOCATION MAP

5721 BAYSIDE ROAD

Virginia Beach, VA 23455



S.L. NUSBAUM
REALTY CO.



DEMOGRAPHICS MAP & REPORT

5721 BAYSIDE ROAD
Virginia Beach, VA 23455

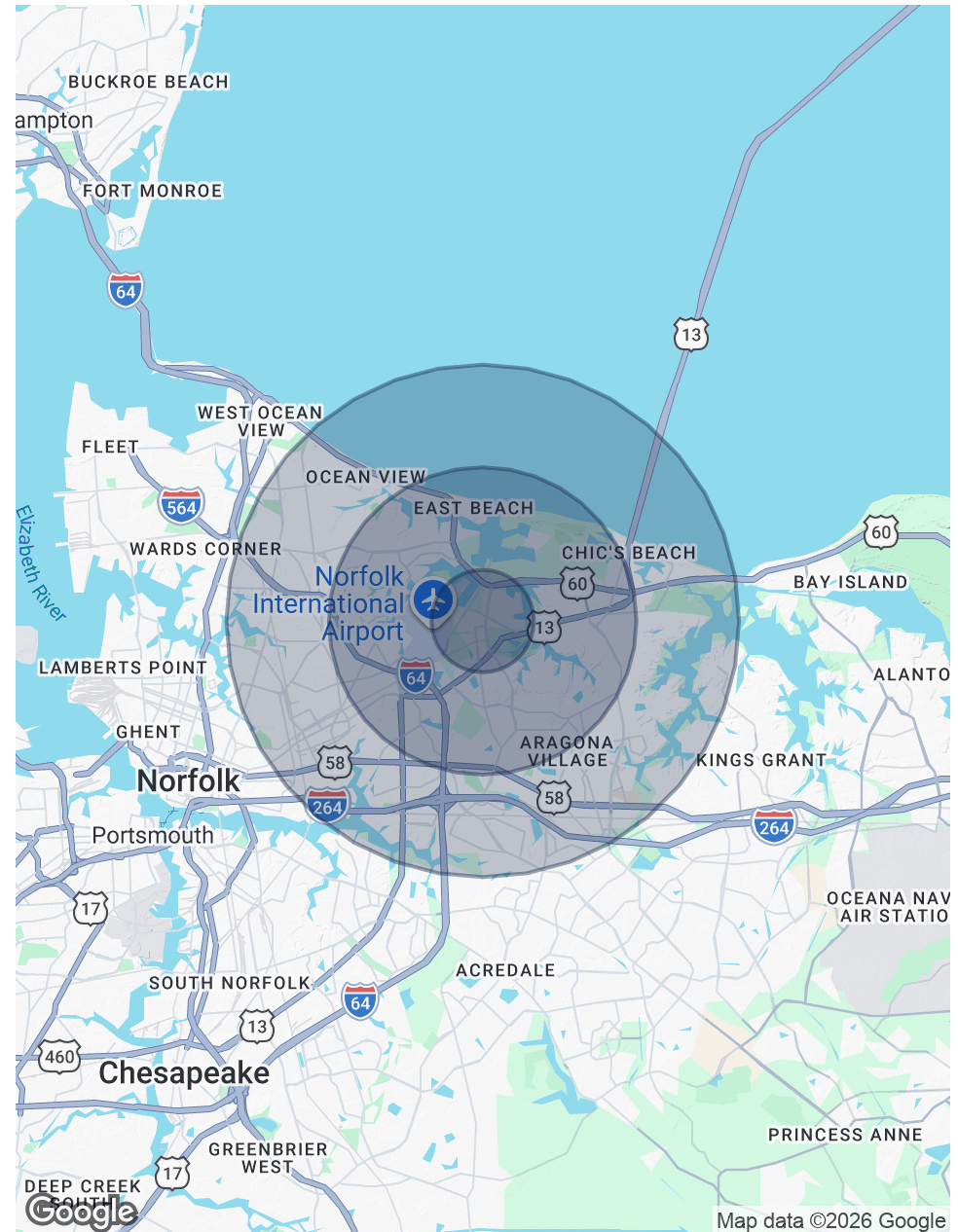


S.L. NUSBAUM
REALTY CO.

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

5721 BAYSIDE ROAD
Virginia Beach, VA 23455



S.L. NUSBAUM
REALTY CO.

STEPHANIE SANKER, CCIM, SIOR
Senior Vice President
O. 757.640.2290
ssanker@slnusbaum.com

COMMITMENT. INTEGRITY. EXCELLENCE. SINCE 1906.

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.

CLICK HERE TO LEARN MORE



DISCLAIMER:

No warranty or representation, expressed or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question or the property's (or properties') compliance with applicable laws, regulations, and codes.