



Colliers

For  
Lease

5740 Bayside Rd, Virginia Beach, VA 23455

# Office/Warehouse Airport Industrial Park

## Industrial Site with Excellent Accessibility

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.

### **Ben Anderson**

Associate Vice President  
+1 757 634 9902  
ben.r.anderson@colliers.com

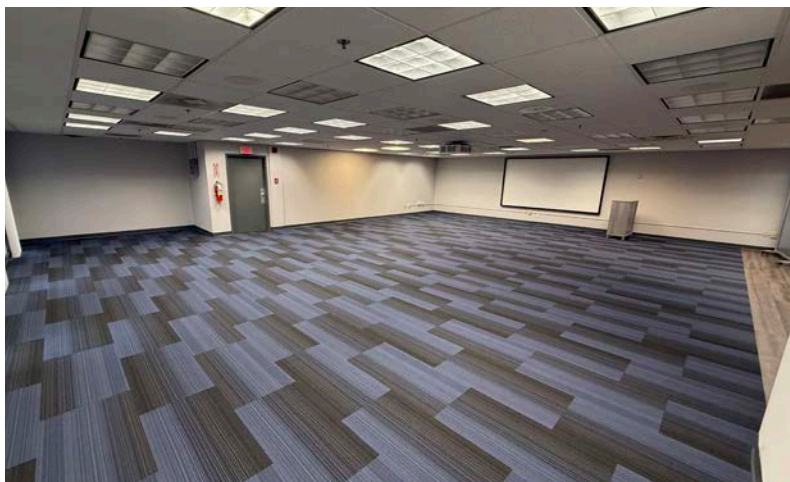
### **Chamie Burroughs**

Senior Vice President  
+1 757 478 9626  
chamie.burroughs@colliers.com

# Property Overview

## Highlights

- Building Size: 69,120 SF
  - Warehouse: 51,120 SF (50% conditioned)
  - 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
- Attractive, turnkey terms available



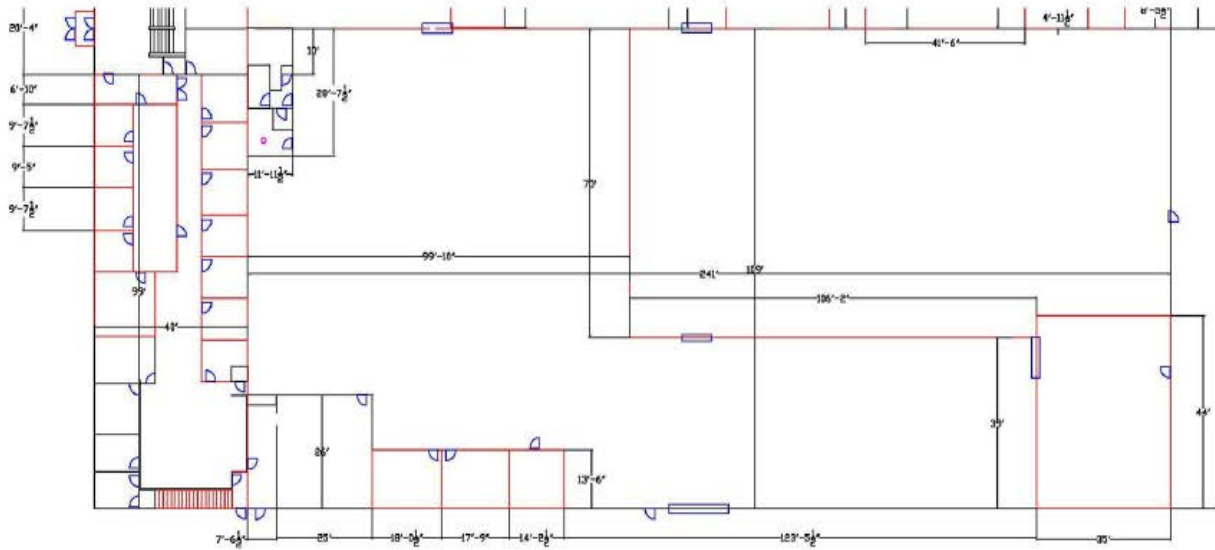
# Aerial



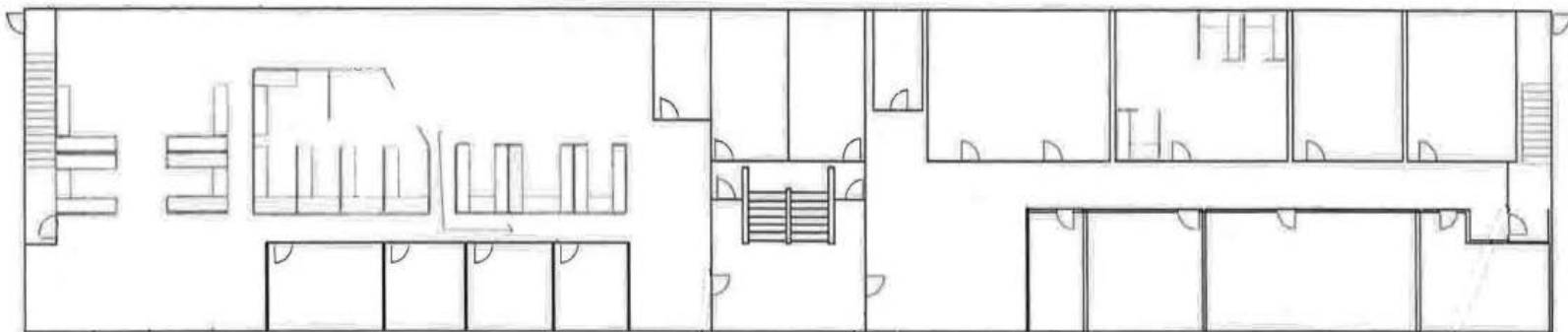
Notice: Boundary lines are approximate, for illustrative purposes only, and not to scale. This graphic does not represent a legal survey. Buyer/client to verify all property lines independently.

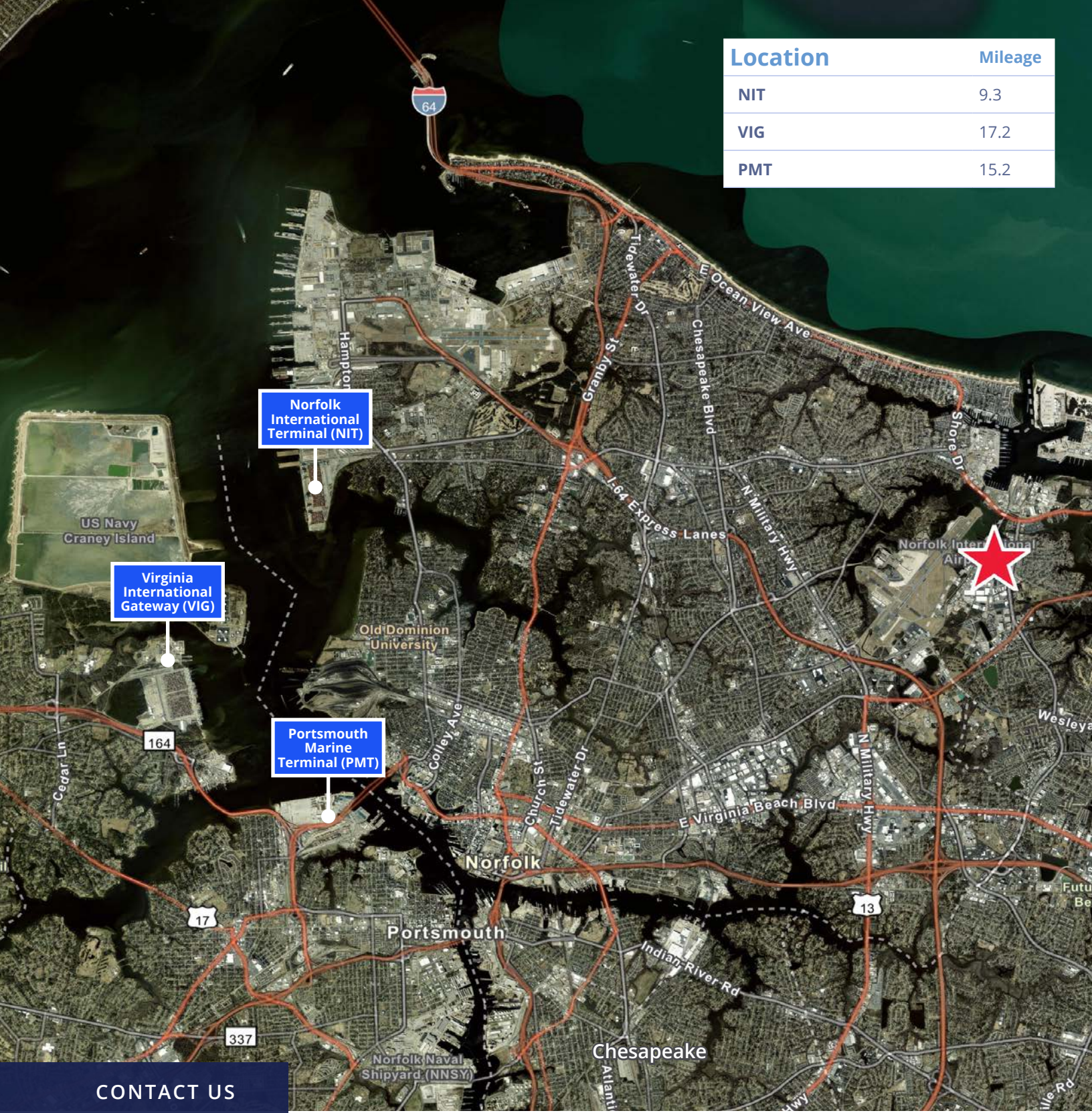
# Floor Plan

## FIRST FLOOR



## SECOND FLOOR





Location	Mileage
NIT	9.3
VIG	17.2
PMT	15.2

## CONTACT US

### Ben Anderson

Associate Vice President  
+1 757 634 9902  
ben.r.anderson@colliers.com

### Chamie Burroughs

Senior Vice President  
+1 757 478 9626  
chamie.burroughs@colliers.com

**Colliers** | 150 West Main Street, Suite 1100, Norfolk, VA 23510 | Main: +1 757 490 3300 | colliers.com

This document/email has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and/or its licensor(s). © 2026. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. Colliers International Virginia, LLC