

NEW SUBLEASE OPPORTUNITY

69,120 SF



5740 BAYSIDE ROAD

VIRGINIA BEACH, VA 23455

AVAILABLE MARCH 1, 2026

JANET WHITBECK
Senior Vice President
757 286 0629
janet.whitbeck@thalhimer.com

Town Center of Virginia Beach
222 Central Park Avenue
Suite 1500
757 499 2900
thalhimer.com



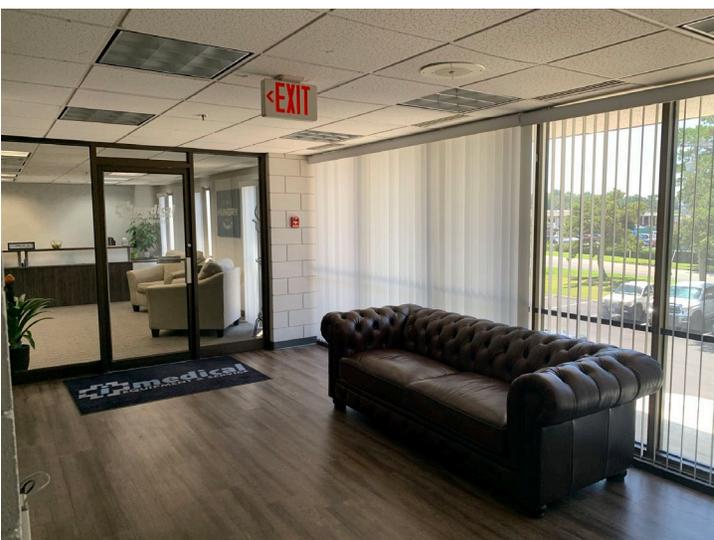
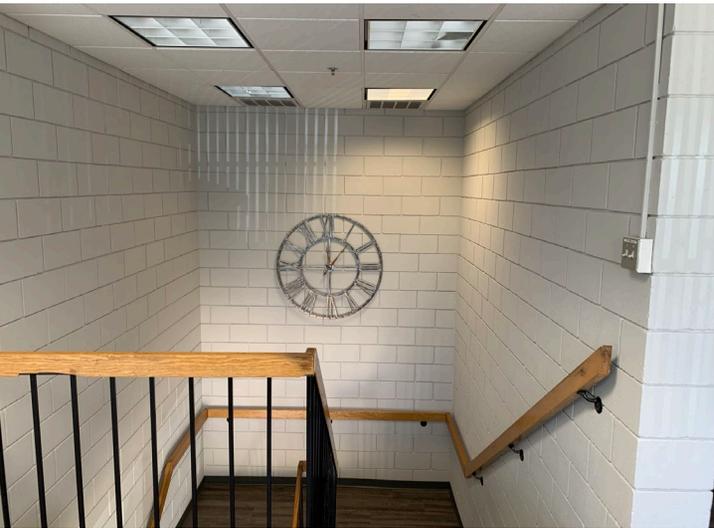
THALHIMER

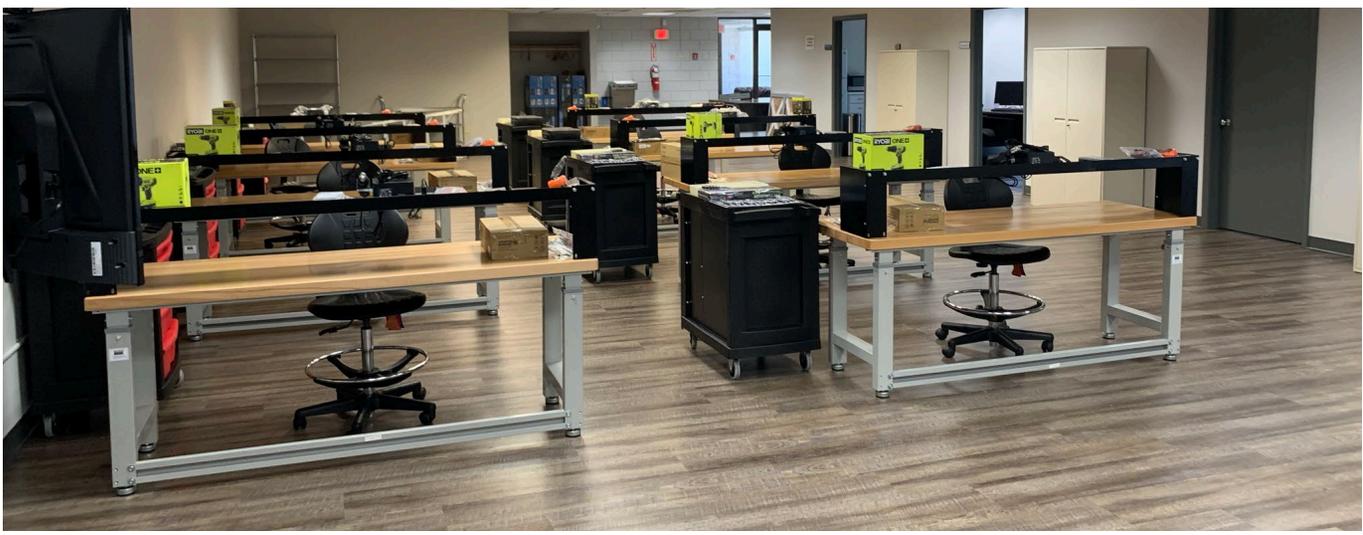
NEW SUBLEASE OPPORTUNITY WITH 5-YEARS REMAINING

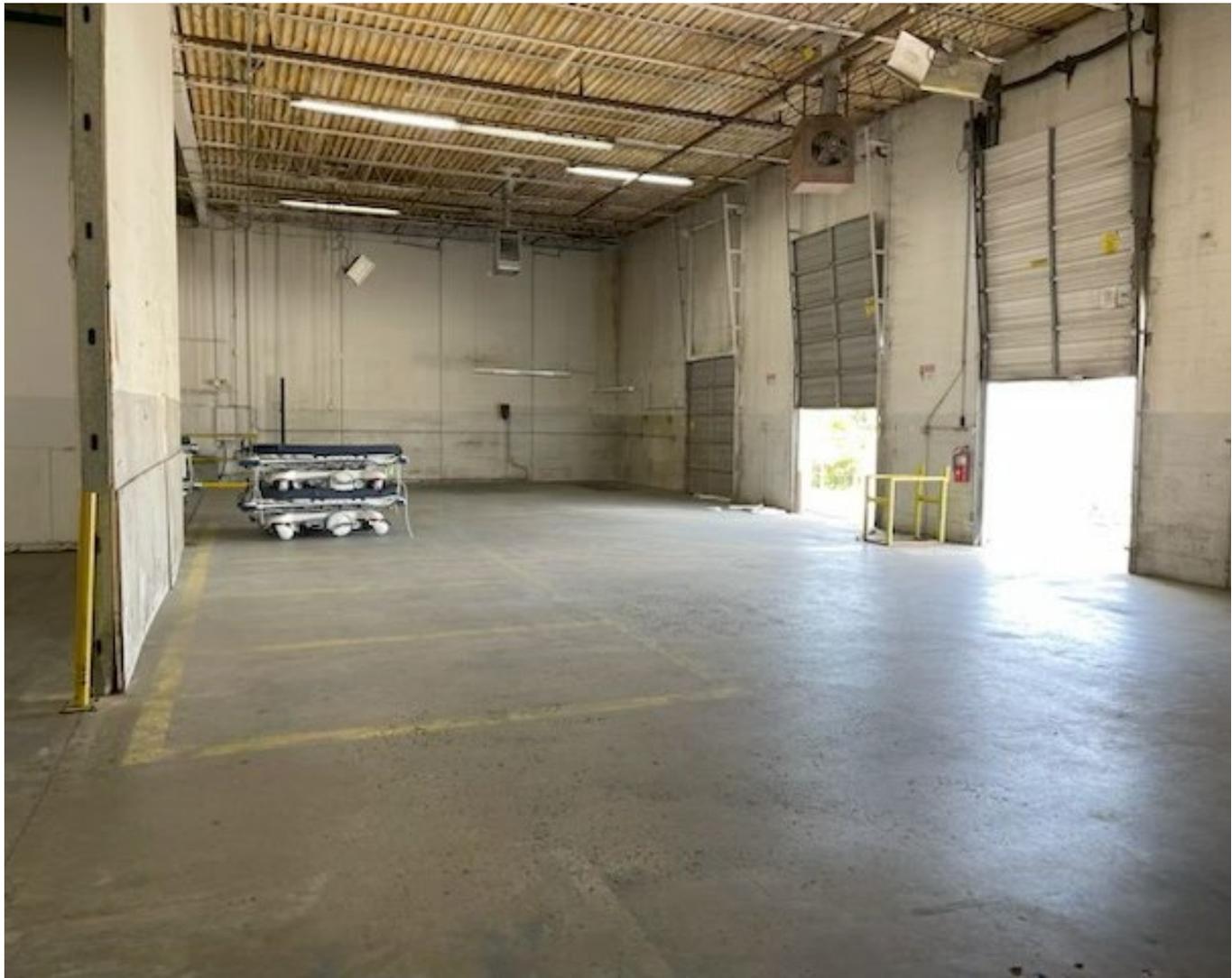
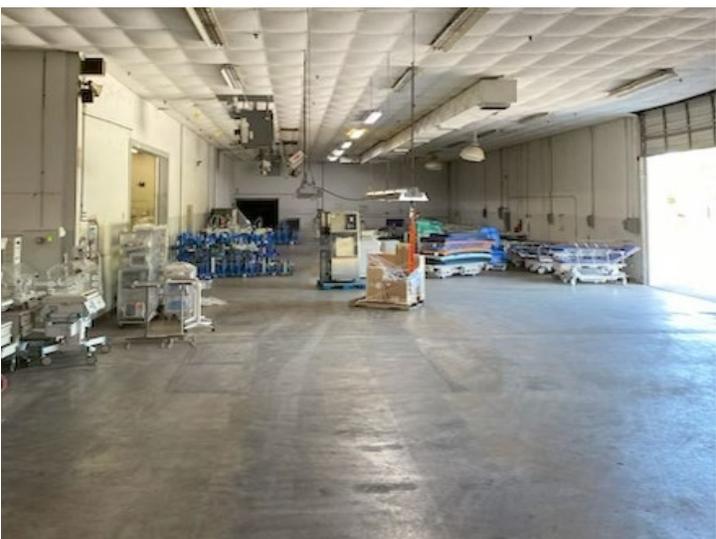
PROPERTY HIGHLIGHTS

- Building SF:** 69,120 SF
- Office: 18,000 SF
 - Warehouse: 51,120 SF (50% conditioned)
- Acres:** 3.93
- Zoning:** I-1 (Light Industrial District)
- Electrical System:** 1,600 AMP 480-volt service
- Clear Height:** 20' in warehouse
- Column Spacing:** 30' x 45'
- Sprinkler:** Wet System
- Loading:** 6 Dock Doors, 3 Drive-ins
- Location:**
- 0.5 Mile to Little Creek Amphibious Base
 - Less than 1.5 miles from I-64 & I-264
 - 8 Miles from the Port of Virginia - NIT
- Miscellaneous:**
- Roof replaced in 2015 (20-year warranty)
 - New parking lot in 2021
 - Painted exterior 2023
- Lease Rate:** **\$7.50 PSF / NNN**
- OPEX.:** **\$1.34**
- Availability:** **March 1, 2026**

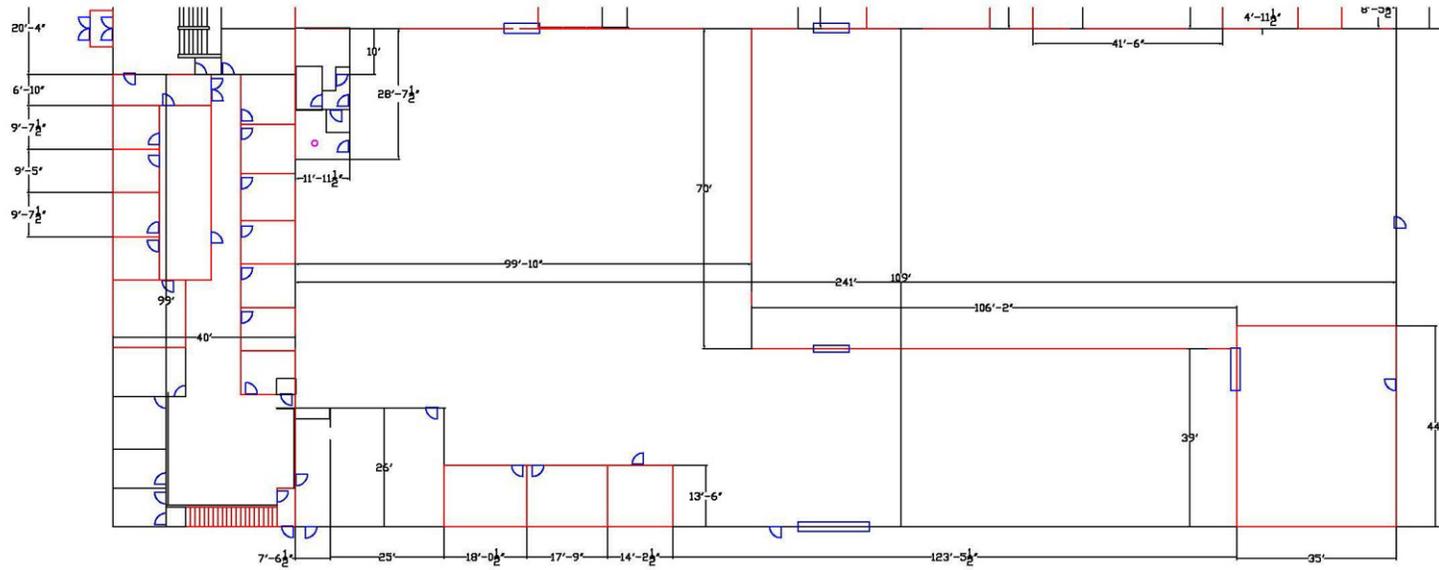




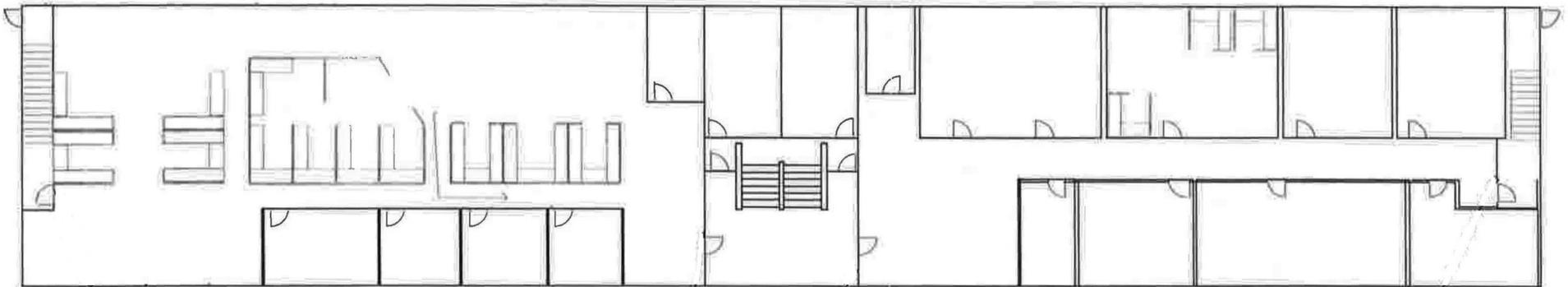




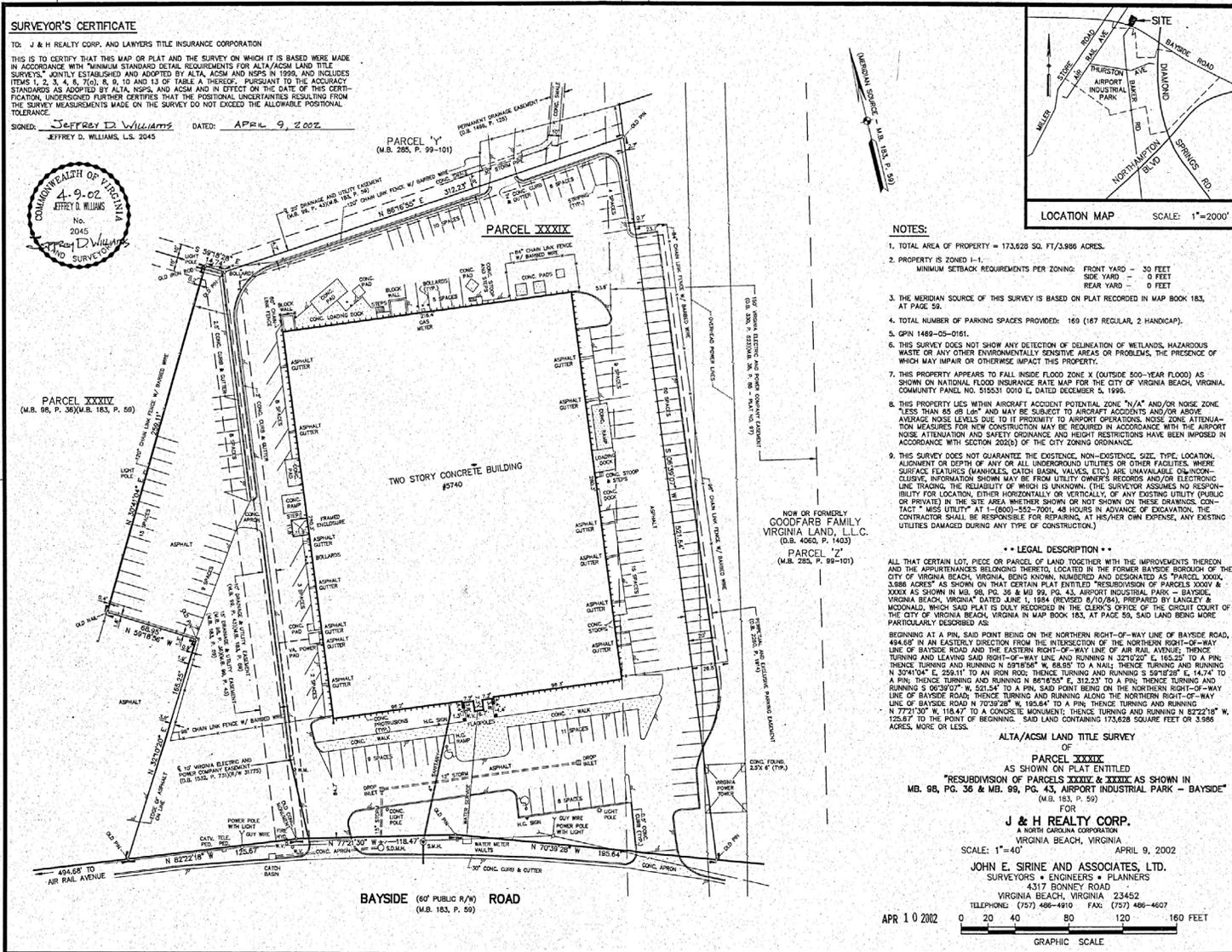
FIRST FLOOR



SECOND FLOOR



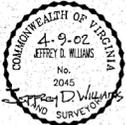
FLOOR PLAN
69,120 SF



SURVEYOR'S CERTIFICATE

TO: J & H REALTY CORP. AND LAWYERS TITLE INSURANCE CORPORATION
 THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA, ACSM AND NPSI IN 1956, AND INCLUDES ITEMS 1, 2, 3, 4, 6, 7(d), 8, 9, 10 AND 13 OF TABLE A THEREOF. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA, NPSI, AND ACSM AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES THAT THE POSITIONAL UNCERTAINTIES RESULTING FROM THE SURVEY MEASUREMENTS MADE ON THE SURVEY DO NOT EXCEED THE ALLOWABLE POSITIONAL TOLERANCE.

SIGNED: Jeffrey D. Williams DATED: APRIL 9, 2002
 JEFFREY D. WILLIAMS, L.S. 2045



PARCEL XXXIV
 (M.B. 98, P. 36)(M.B. 183, P. 59)

PARCEL V
 (M.B. 285, P. 99-101)

PARCEL XXXIX

TWO STORY CONCRETE BUILDING #5740

NOW OR FORMERLY
GOODFARS FAMILY VIRGINIA LAND, L.L.C.
 (D.B. 4060, P. 1403)
PARCEL V
 (M.B. 285, P. 99-101)

NOTES:

- TOTAL AREA OF PROPERTY = 173,628 SQ. FT./3.986 ACRES.
- PROPERTY IS ZONED I-1.
 MINIMUM SETBACK REQUIREMENTS PER ZONING: FRONT YARD - 30 FEET
 SIDE YARD - 0 FEET
 REAR YARD - 0 FEET
- THE MERIDIAN SOURCE OF THIS SURVEY IS BASED ON PLAT RECORDED IN MAP BOOK 183, AT PAGE 59.
- TOTAL NUMBER OF PARKING SPACES PROVIDED: 169 (167 REGULAR, 2 HANDICAP).
- SPIN 1489-05-0161.
- THIS SURVEY DOES NOT SHOW ANY DETECTION OF DELINEATION OF WETLANDS, HAZARDOUS WASTE OR ANY OTHER ENVIRONMENTALLY SENSITIVE AREAS OR PROBLEMS, THE PRESENCE OF WHICH MAY IMPAIR OR OTHERWISE IMPACT THIS PROPERTY.
- THIS PROPERTY APPEARS TO FALL INSIDE FLOOD ZONE X (OUTSIDE 500-YEAR FLOOD) AS SHOWN ON NATIONAL FLOOD INSURANCE RATE MAP FOR THE CITY OF VIRGINIA BEACH, VIRGINIA, COMMUNITY PANEL NO. 515031 0010 E, DATED DECEMBER 5, 1996.
- THIS PROPERTY LIES WITHIN AIRPORT ACCIDENT POTENTIAL ZONE "N/A" AND/OR NOISE ZONE LESS THAN 65 DB "D" AND MAY BE SUBJECT TO AIRPORT ACCIDENT AND/OR AVERAGE NOISE LEVELS DUE TO IT PROXIMITY TO AIRPORT OPERATIONS. NOISE ZONE ATTENUATION MEASURES FOR NEW CONSTRUCTION MAY BE REQUIRED IN ACCORDANCE WITH THE AIRPORT NOISE ATTENUATION AND SAFETY ORDINANCE AND HEIGHT RESTRICTIONS HAVE BEEN IMPOSED IN ACCORDANCE WITH SECTION 200(3) OF THE CITY ZONING ORDINANCE.
- THIS SURVEY DOES NOT GUARANTEE THE EXISTENCE, NON-EXISTENCE, SIZE, TYPE, LOCATION, ALIGNMENT OR DEPTH OF ANY OR ALL UNDERGROUND UTILITIES OR OTHER FACILITIES, WHERE SURFACE FEATURES (MANHOLES, CATCH BASIN, VALVES, ETC) ARE UNAVAILABLE. DIVISION-CLUE, INFORMATION SHOWN MAY BE FROM UTILITY OWNERS RECORDS AND/OR ELECTRONIC LINE TRACING, THE RELIABILITY OF WHICH IS UNKNOWN. THE SURVEYOR ASSUMES NO RESPONSIBILITY FOR LOCATION, EITHER HORIZONTALLY OR VERTICALLY, OF ANY EXISTING UTILITY (PUBLIC OR PRIVATE) IN THE SITE AREA WHETHER SHOWN OR NOT SHOWN ON THESE DRAWINGS. CONTACT * MISS UTILITY AT 1-(800)-552-7007, 48 HOURS IN ADVANCE OF EXCAVATION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING, AT HIS/HER OWN EXPENSE, ANY EXISTING UTILITIES DAMAGED DURING ANY TYPE OF CONSTRUCTION.

LEGAL DESCRIPTION

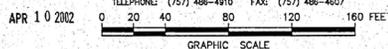
ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND TOGETHER WITH THE IMPROVEMENTS THEREON AND THE APPURTENANCES BELONGING THERE TO, LOCATED IN THE FORMER BAYSIDE BOROUGH OF THE CITY OF VIRGINIA BEACH, VIRGINIA, BEING KNOWN, NUMBERED AND DESIGNATED AS PARCELS XXXIV, 3.868 ACRES AS SHOWN ON THAT CERTAIN PLAT ENTITLED "RESUBDIVISION OF PARCELS XXXIV & XXXIX AS SHOWN IN M.B. 98, P. 36 & M.B. 99, PG. 43, AIRPORT INDUSTRIAL PARK - BAYSIDE, VIRGINIA BEACH, VIRGINIA" DATED JUNE 1, 1984 (REVISED 8/10/84, PREPARED BY LANGLEY & McDONALD, WHICH SAID PLAT IS DULY RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF VIRGINIA BEACH, VIRGINIA IN MAP BOOK 183, AT PAGE 59, SAID LAND BEING MORE PARTICULARLY DESCRIBED AS:
 BEGINNING AT A PIN, SAID POINT BEING ON THE NORTHERN RIGHT-OF-WAY LINE OF BAYSIDE ROAD, 494.65' IN AN EASTERLY DIRECTION FROM THE INTERSECTION OF THE NORTHERN RIGHT-OF-WAY LINE OF BAYSIDE ROAD AND THE EASTERN RIGHT-OF-WAY LINE OF AIR RAIL AVENUE; THENCE TURNING AND LEAVING SAID RIGHT-OF-WAY LINE AND RUNNING N 32°02' E, 165.25' TO A PIN; THENCE TURNING AND RUNNING N 09°16'56" W, 86.95' TO A NAIL; THENCE TURNING AND RUNNING N 34°04' E, 295.11' TO AN IRON ROD; THENCE TURNING AND RUNNING S 59°16' E, 6.74' TO A PIN; THENCE TURNING AND RUNNING N 86°16'55" E, 312.23' TO A PIN; THENCE TURNING AND RUNNING S 00°39'07" W, 521.54' TO A PIN, SAID POINT BEING ON THE NORTHERN RIGHT-OF-WAY LINE OF BAYSIDE ROAD; THENCE TURNING AND RUNNING ALONG THE NORTHERN RIGHT-OF-WAY LINE OF BAYSIDE ROAD N 70°29'28" W, 195.84' TO A PIN; THENCE TURNING AND RUNNING N 77°12'07" W, 118.47' TO A CONCRETE MONUMENT; THENCE TURNING AND RUNNING N 82°22'18" W, 125.87' TO THE POINT OF BEGINNING. SAID LAND CONTAINING 173,628 SQUARE FEET OR 3.986 ACRES, MORE OR LESS.

ALTA/ACSM LAND TITLE SURVEY

OF
PARCEL XXXIX
 AS SHOWN ON PLAT ENTITLED
 "RESUBDIVISION OF PARCELS XXXIX & XXXIV AS SHOWN IN
 M.B. 98, PG. 36 & M.B. 99, PG. 43, AIRPORT INDUSTRIAL PARK - BAYSIDE"
 (M.B. 183, P. 59)

FOR
J & H REALTY CORP.
 A NORTH CAROLINA CORPORATION
 VIRGINIA BEACH, VIRGINIA
 SCALE: 1"=40' APRIL 9, 2002

JOHN E. SIRINE AND ASSOCIATES, LTD.
 SURVEYORS • ENGINEERS • PLANNERS
 4317 BONNEY ROAD
 VIRGINIA BEACH, VIRGINIA 23452
 TELEPHONE: (757) 486-4910 FAX: (757) 486-4607



NEW SUBLEASE OPPORTUNITY WITH 5-YEARS REMAINING

A DRIVING WORKFORCE



Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

Cushman & Wakefield | Thalhimer © 2025. No warranty or representation, express 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.