

# OFFICE WAREHOUSE FOR LEASE

1305 Progress Road, Suffolk, VA 23434



## ABOUT PROPERTY

- 84,200 - 119,317 SF Available (Subdividable)
  - Up to 9,117 SF office
  - 84,200 - 110,200 SF warehouse
- 352 SF Warehouse Office Within Warehouse
- Seven Dock Doors: (6) 8' x 10' & 8' x 13' with Hydraulic Pit Levelers, Dock Locks, Dock Seals, Light Communication Systems, and Dock Bumpers
  - (1) 8' x 13' with Mechanical Pit Leveler
- Two Grade-Level Doors: 8' x 14' & Motorized 12' x 14'
- 18' - 27' Clear Ceiling Height
- 25' x 40' Column Spacing
- Wet Fire Suppression System
- Exhaust Fans in Warehouse
- 2,400 amp, 120/480V, 3-phase electrical service
- Two separate locker rooms, one with shower
- 150 Parking Spaces Available
- Foreign Trade Zone #20
- Zoned M-2 (Heavy Industrial)
- **REDUCED RATE:** \$7.25 psf, NNN



### FOR MORE INFORMATION:

**BOBBY BEASLEY, III, SIOR**

757.640.8241

[BobbyBeasley3@HarveyLindsay.com](mailto:BobbyBeasley3@HarveyLindsay.com)

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# PHOTOS

1305 Progress Rd, Suffolk, VA



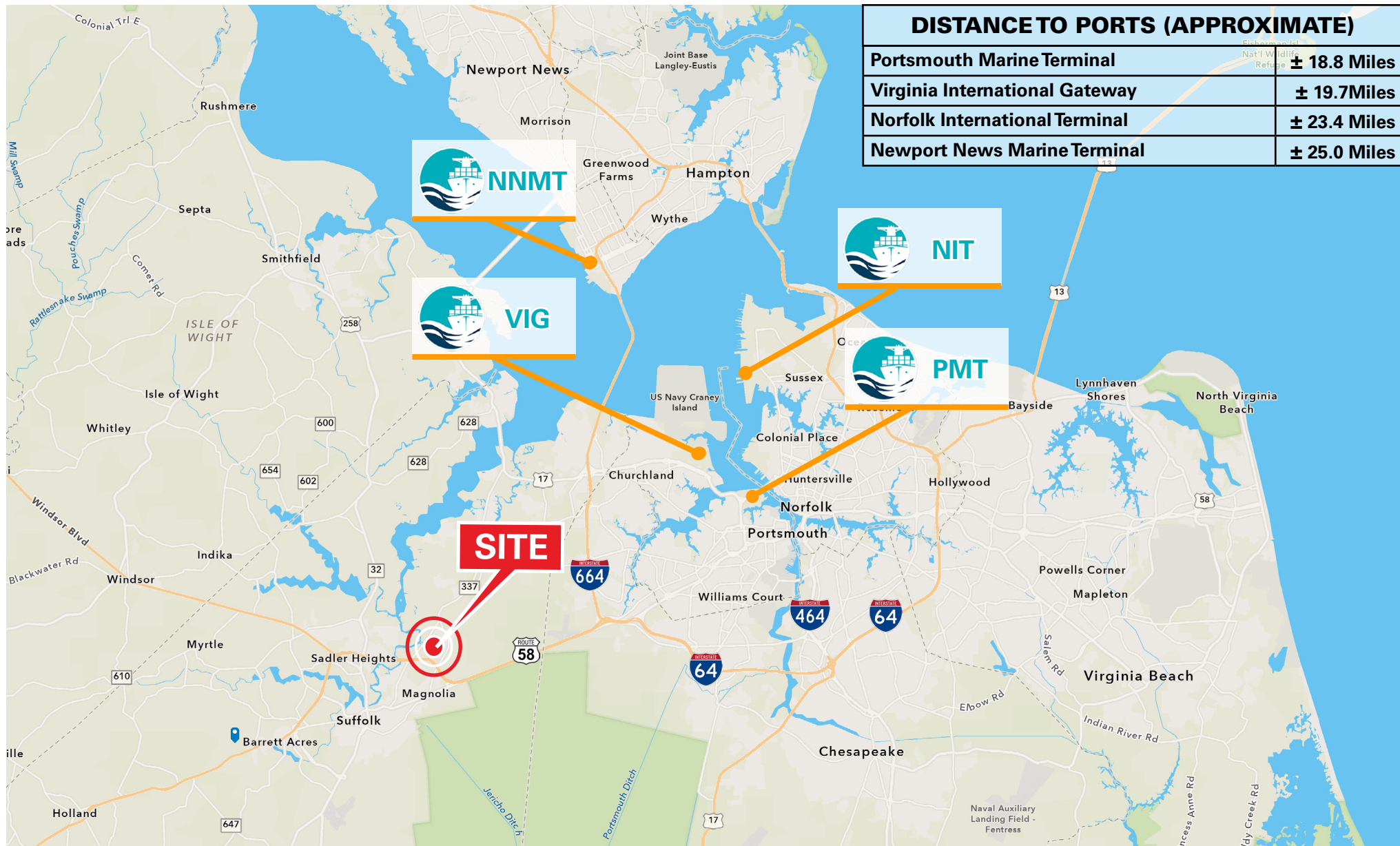
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# PORT MAP

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# LOCATION AERIAL

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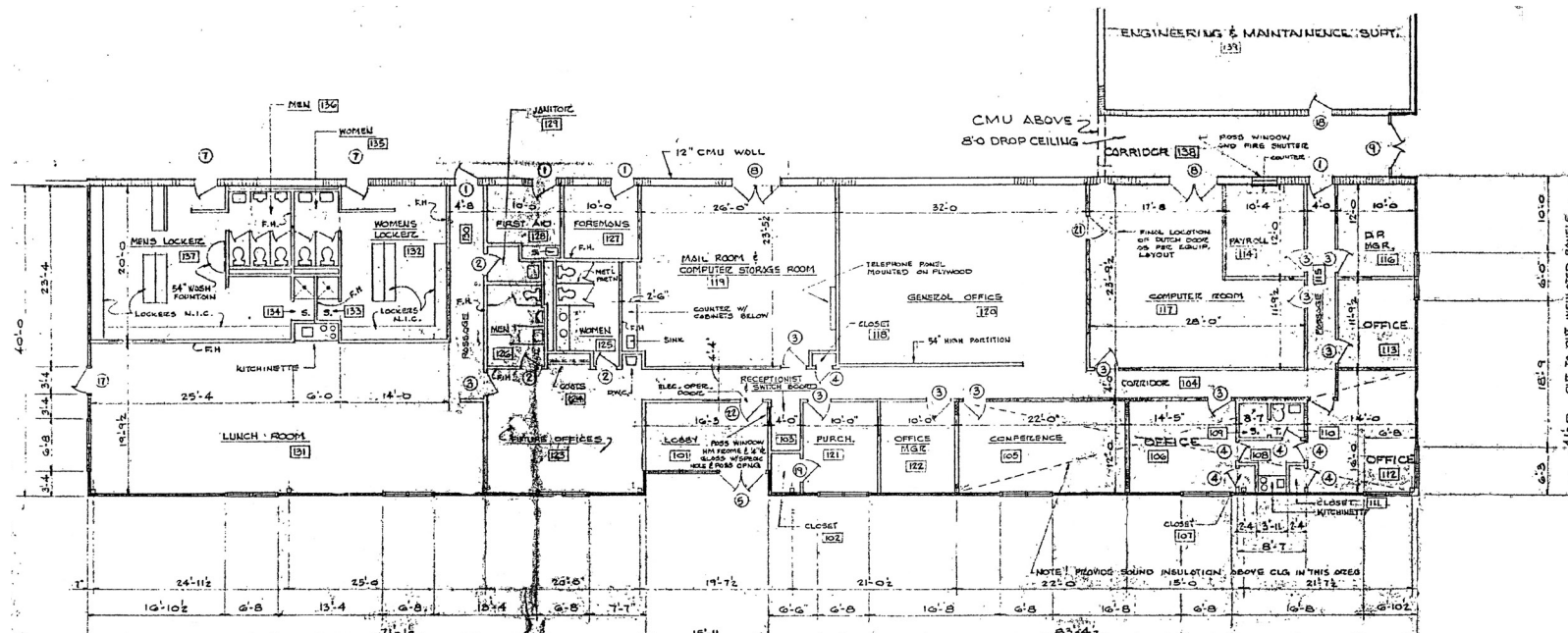
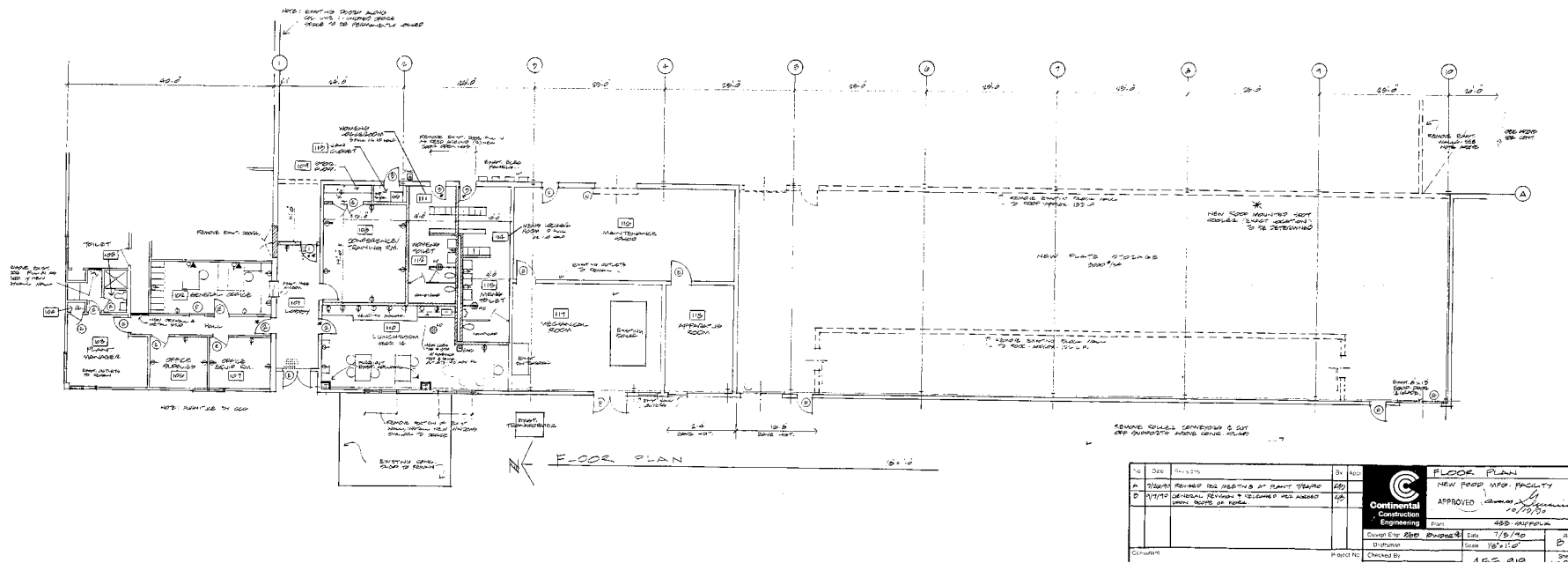
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# OFFICE FLOOR PLANS

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