

# Available For Lease - Wilroy Industrial Park DISTRIBUTION/MANUFACTURING FACILITY 1137 Progress Road, Suffolk, VA 23434

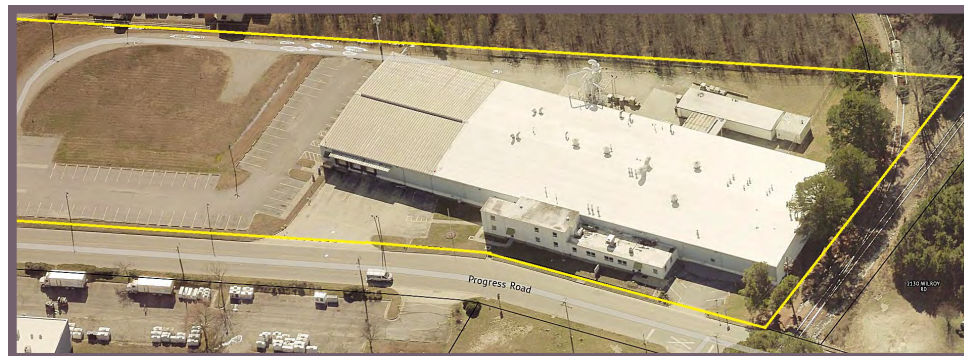


**±53,320 SF TOTAL  
ON ±5.17 ACRES**

## ***Industrial Office/ Warehouse DISTRIBUTION/ MANUFACTURING FACILITY***

**LEASE RATE: \$8.50/SF, NNN**

- ±53,320 SF Industrial Facility - Located in Wilroy Industrial Park. Location provides access to The Port of VA and major roadways.
- **Site Area:** 5.17 Acres,
- **Warehouse Ceiling Height:** 16'- 18'.
- Fully Sprinklered
- **Parking:** Ample parking and large secured fenced area with automatic gate. Ability to expand outdoor storage.
- **Loading:** Three (3) 10'x10' loading docks with hydraulic dock plates
- **Electrical:** 3-Phase, Abundant Heavy Power. Natural gas
- **Warehouse Features:** large mezzanine, caged area, and air compressors
- **Zoning:** M-2, Heavy Manufacturing
- **IMMEDIATELY AVAILABLE**



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1137 Progress Road, Suffolk, VA 23434

Exterior Photos



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Warehouse Interior

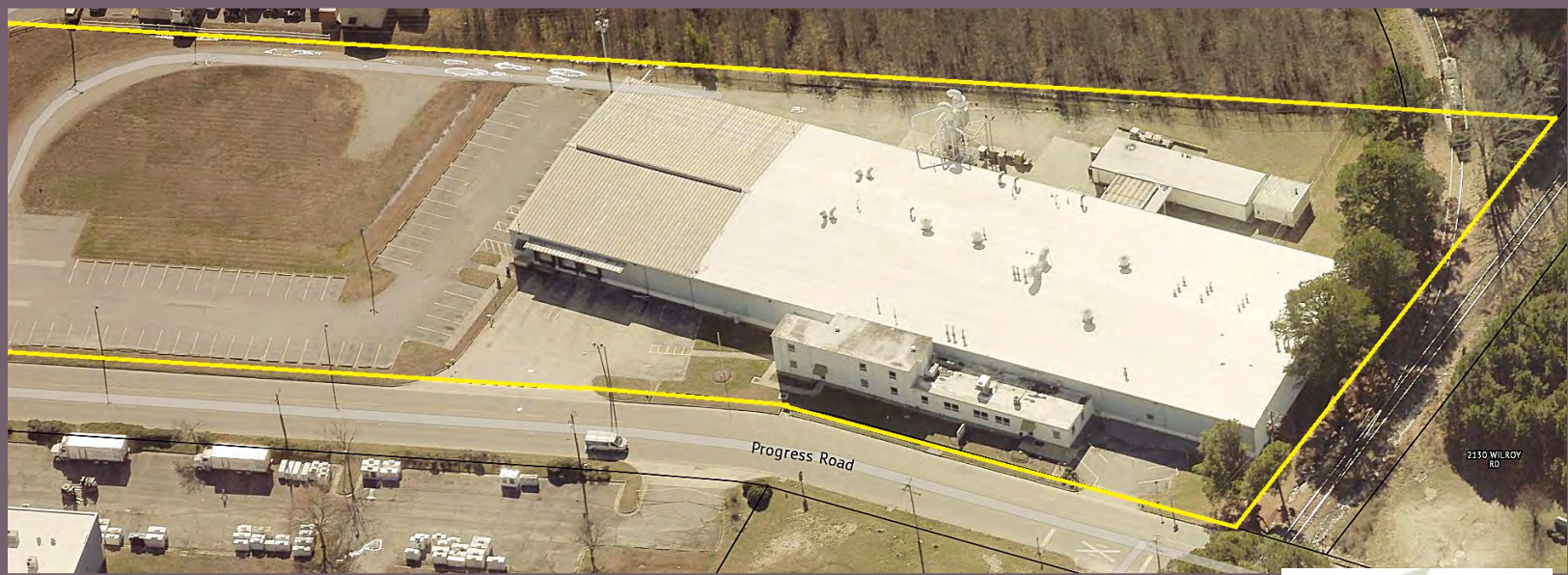


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Bird's Eye Viewpoint



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Aerial



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