



1368 Progress Road, Suffolk, VA 23434

Former Food & Beverage Manufacturing Facility

Property Highlights

- 126,733 SF across multiple industrial buildings
- Constructed in 2004, renovated in 2014
- Zoned M-2 for heavy industrial uses with 43 existing truck and trailer spaces plus 160 parking spaces
- Strategically located in Suffolk, VA near Port of Virginia marine terminals
- Ample space for manufacturing with 38,000 SF of existing extraction equipment including spray dryer and silo tower
- Modern facilities with 40,000 SF of packaging area, blast freezer, cold storage area plus shipping/receiving
- Flexible layout for various industrial uses with 5,000 amp service, 4" water line with existing filtration and chlorine treatment
- Proximity to key transportation routes- Ports/Interstate

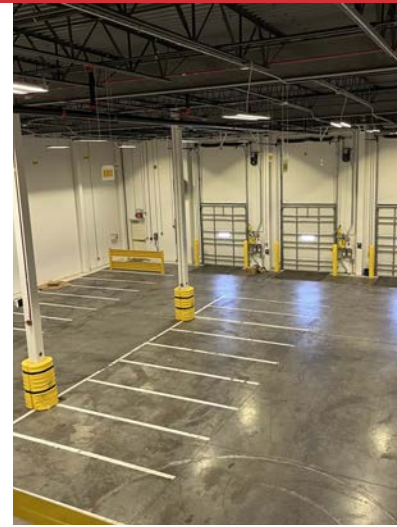
Summary

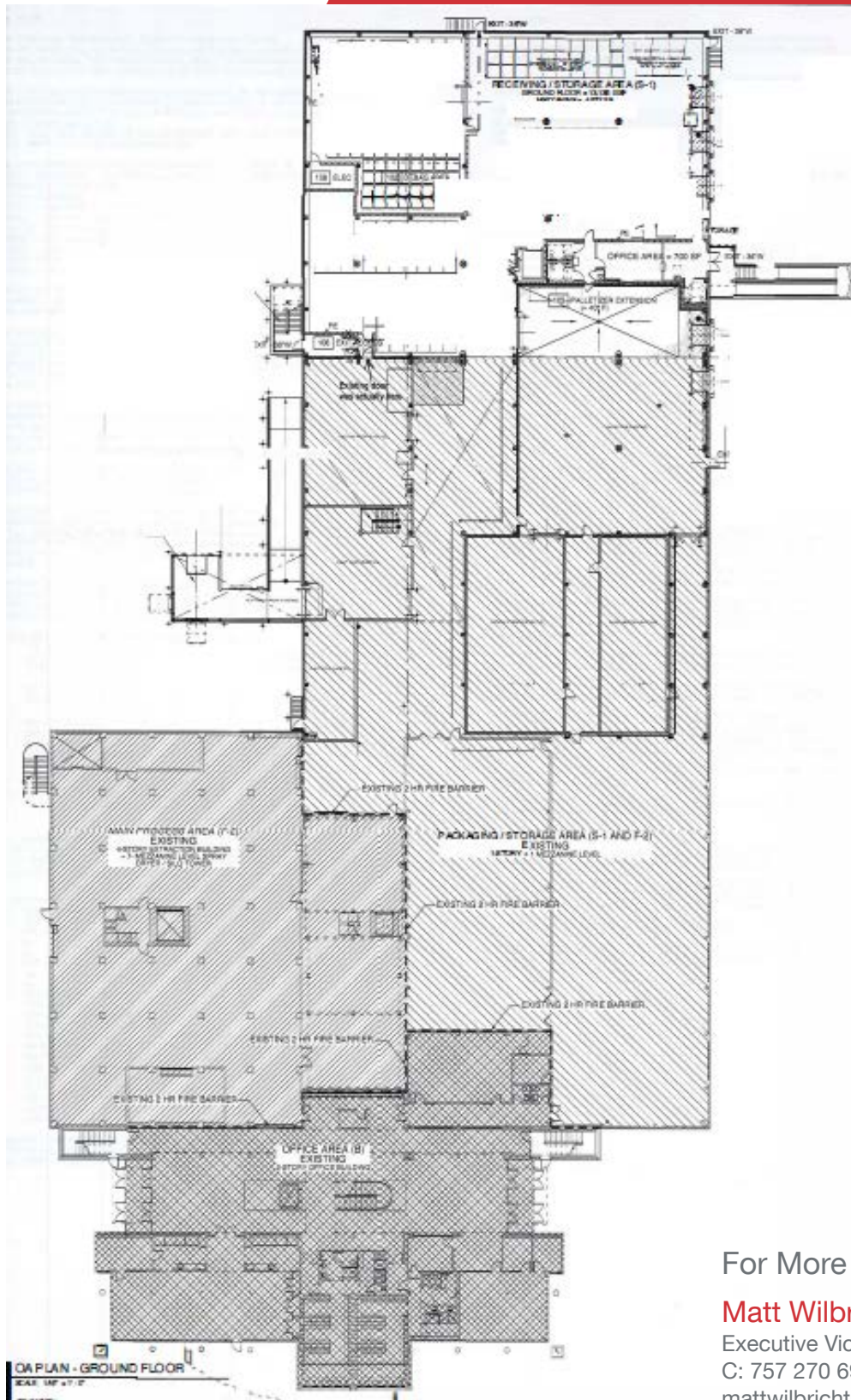
Sale Price:	\$7,900,000
Property Size:	126,733 SF
Parcel Size:	21.44 Acres
Buildings:	4 Total
Class A Office with Break Area/Locker Rooms	19,782 SF
Shipping/Receiving Area	6 docks
Existing Manufacturing Equipment	List Available

For More Information

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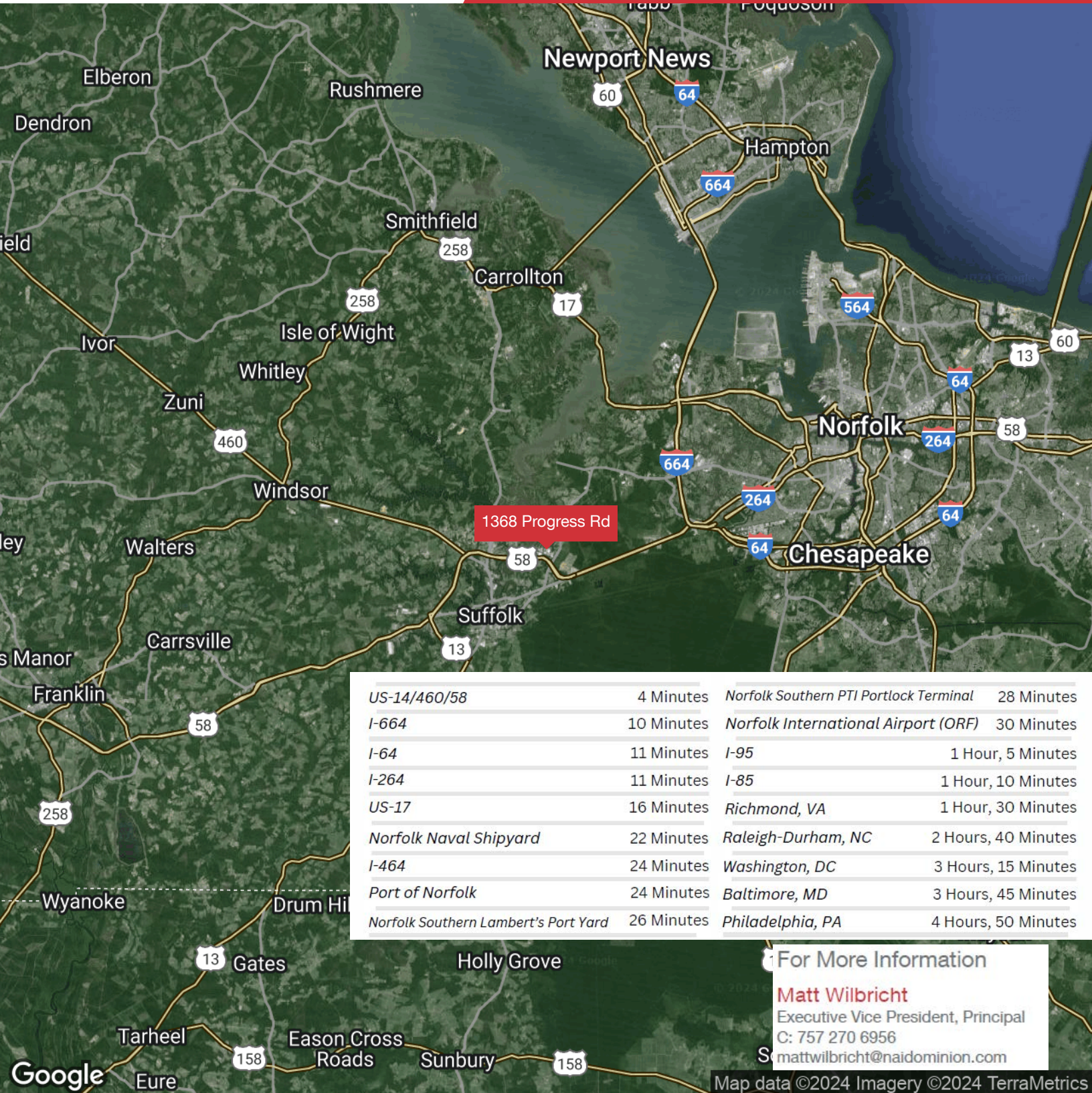
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US-14/460/58	4 Minutes	Norfolk Southern PTI Portlock Terminal	28 Minutes
I-664	10 Minutes	Norfolk International Airport (ORF)	30 Minutes
I-64	11 Minutes	I-95	1 Hour, 5 Minutes
I-264	11 Minutes	I-85	1 Hour, 10 Minutes
US-17	16 Minutes	Richmond, VA	1 Hour, 30 Minutes
Norfolk Naval Shipyard	22 Minutes	Raleigh-Durham, NC	2 Hours, 40 Minutes
I-464	24 Minutes	Washington, DC	3 Hours, 15 Minutes
Port of Norfolk	24 Minutes	Baltimore, MD	3 Hours, 45 Minutes
Norfolk Southern Lambert's Port Yard	26 Minutes	Philadelphia, PA	4 Hours, 50 Minutes

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