

Available For Lease
OFFICE/WAREHOUSE/DISTRIBUTION
 1305 Progress Road, Suffolk, VA 23434

**± 90,000 - 125,000
 Sq. Ft.**

**WILROY INDUSTRIAL PARK
 SOUTH SUFFOLK SUBMARKET**



LEASE RATE: \$7.50/SF, NNN | AVAILABLE: April 1, 2025 or Sooner

Office/Warehouse/Distribution Facility

- ± 90,000 - 125,000 SF office/warehouse space available in ±175,000 SF building, situated on 12.3 acres.
- **Warehouse Ceiling Height:** approx. 17' to 27' peak
- **Column Spacing:** 25' x 40'
- **LOADING:**
 - Seven (7) dock-height doors with load levelers:
 - Five doors 8'x 8'
 - One door 10'x 8'
 - One door 8'x 14'
 - Two (2) drive-in loading doors :
 - One door 8'x 14'
 - One door 12'x14'
- Wet Sprinkler System
- **Natural Gas Heat**
- **Parking:** 150 free Surface Spaces are available
- **Parking Ratio:** 0.86/1,000 SF
- **Heavy Power:** 2,400a/120-480v 3-phase



Do not visit the site without prior arrangements as there is an existing business operating.



John Lee, SIOR, President
 5520 Greenwich Rd, Suite 207
 Virginia Beach, VA 23462

Phone: 757-490-3311
johnlee@johnleeassociates.com
www.johnleeassociates.com

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Location:

- Distance to Airport
- Distance to Port
- Distance to Rail Terminal
- 25.7 Miles
- 18.6 Miles
- 14.8 Miles





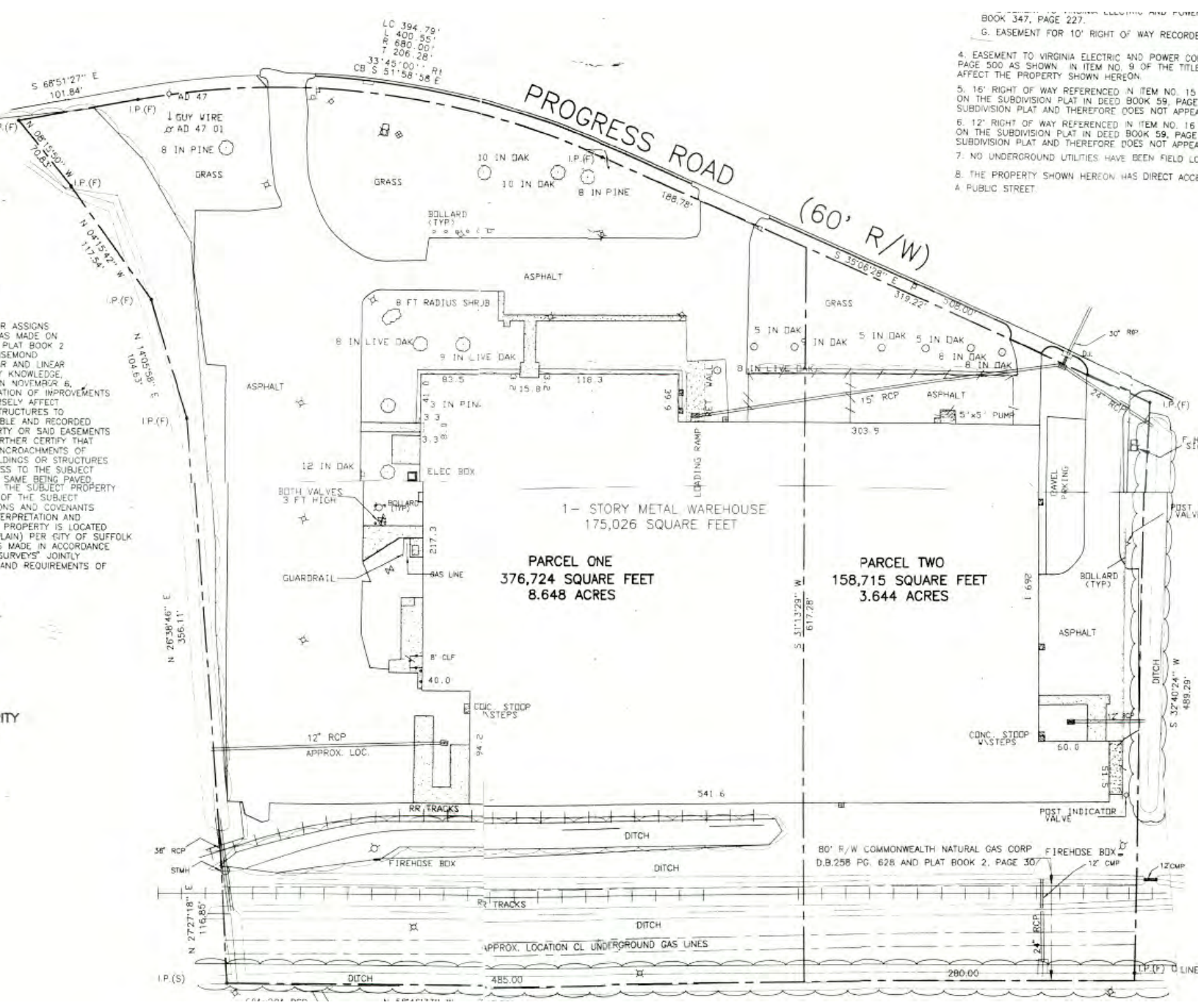
Warehouse Section 2



Warehouse Section 3

1305 Progress Road, Suffolk, VA 23434





- BOOK 347, PAGE 227.
- G. EASEMENT FOR 10' RIGHT OF WAY REFERENCED IN DEED BOOK 347, PAGE 227.
- 4. EASEMENT TO VIRGINIA ELECTRIC AND POWER CO. PAGE 500 AS SHOWN IN ITEM NO. 9 OF THE TITLE AFFECT THE PROPERTY SHOWN HEREON.
- 5. 16' RIGHT OF WAY REFERENCED IN ITEM NO. 15 ON THE SUBDIVISION PLAT IN DEED BOOK 59, PAGE 500 AND THEREFORE DOES NOT AFFECT THE PROPERTY SHOWN HEREON.
- 6. 12' RIGHT OF WAY REFERENCED IN ITEM NO. 16 ON THE SUBDIVISION PLAT IN DEED BOOK 59, PAGE 500 AND THEREFORE DOES NOT AFFECT THE PROPERTY SHOWN HEREON.
- 7. NO UNDERGROUND UTILITIES HAVE BEEN FIELD LOCATED.
- 8. THE PROPERTY SHOWN HEREON HAS DIRECT ACCESS TO A PUBLIC STREET.

ASSIGNMENTS MADE ON PLAT BOOK 2 SEMOND AND LINEAR KNOWLEDGE IN NOVEMBER 6, 1917. CERTIFY THAT ENCROACHMENTS OF BUILDINGS OR STRUCTURES TO THE SUBJECT PROPERTY OF THE SUBJECT PARCELS AND COVENANTS INTERPRETATION AND PROPERTY IS LOCATED (LAIN) PER CITY OF SUFFOLK MADE IN ACCORDANCE SURVEYS JOINTLY AND REQUIREMENTS OF

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