

OFFICE / WAREHOUSE FOR LEASE

1305 Progress Rd, Suffolk, VA



HOLIDAY SPECIAL!
IF LEASED BY THE END OF 2025

REDUCED RATE: \$5.95 psf, NNN (\$0.77 psf)

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
- Ventilation 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)



For more information:
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HARVEY LINDSAY
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DISTANCE TO:

VIRGINIA INTERNATIONAL GATEWAY	16.6 miles 23 minutes from subject
PORTSMOUTH MARINE TERMINAL	18.8 miles 27 minutes from subject
NEWPORT NEWS MARINE TERMINAL	26.8 miles 45 minutes from subject
NORFOLK INTERNATIONAL TERMINAL	23.4 miles 34 minutes from subject
RICHMOND MARINE TERMINAL	78.8 miles 90 minutes from subject





