



For Lease or Sale

1305 Progress Road | Suffolk, Virginia

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Aerial Map

1305 Progress Road, Wilroy Industrial Park, Suffolk, VA 23434



Situated within Suffolk's Wilroy Industrial Park, 1305 Progress Road is part of a significant industrial and logistics hub in the Hampton Roads region. The property is located among several prominent national and international corporations focused on production, processing, and distribution. Its location provides excellent connectivity to major transportation corridors including U.S. Routes 13, 58, and 460. The property also benefits from its strategic proximity to the Port of Virginia, a major East Coast maritime landmark, and its inclusion in Foreign Trade Zone #20.

Property Overview:

- Total Available: Up to 119,317 SF
- Warehouse: 84,200-110,200 SF (includes warehouse office)
- Main Office: Up to 9,117 SF

Loading & Access:

- Dock Doors: (7) Features include hydraulic pit levelers, dock locks, seals, and light communication systems
- Drive-ins: (2) Grade-level doors (up to 12' x 14' motorized)
- Clear Heights: 18' - 27' ceiling heights
- Column spacing: 25' by 40'

Infrastructure & Zoning:

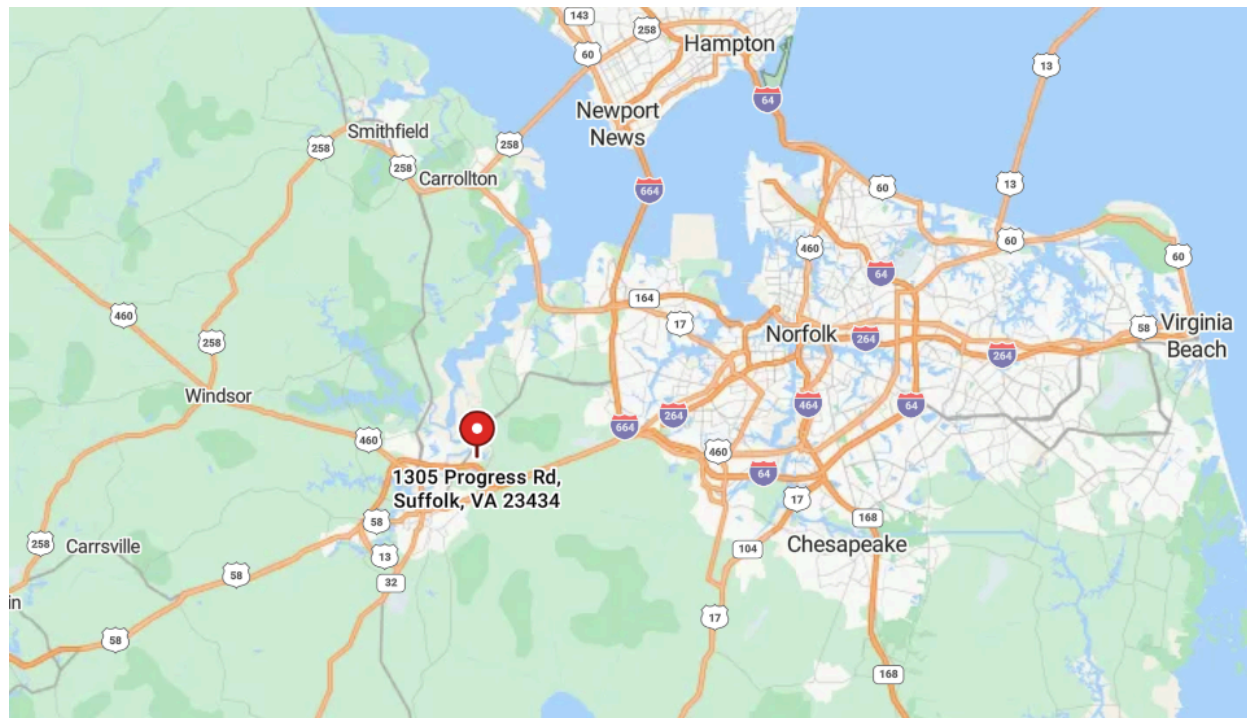
- Power: 2,400 amp, 120/480 V, 3-phase service
- Systems: Wet fire suppression and warehouse ventilation fans
- Zoning: M-2 (Heavy Industrial)
- Strategic Advantage: Located within Foreign Trade Zone #20

Site Features:

- Parking: 150 dedicated spaces
- Separate locker rooms (one with shower)

Latitude: 36.76893615722656

Longitude: -76.5386962890625



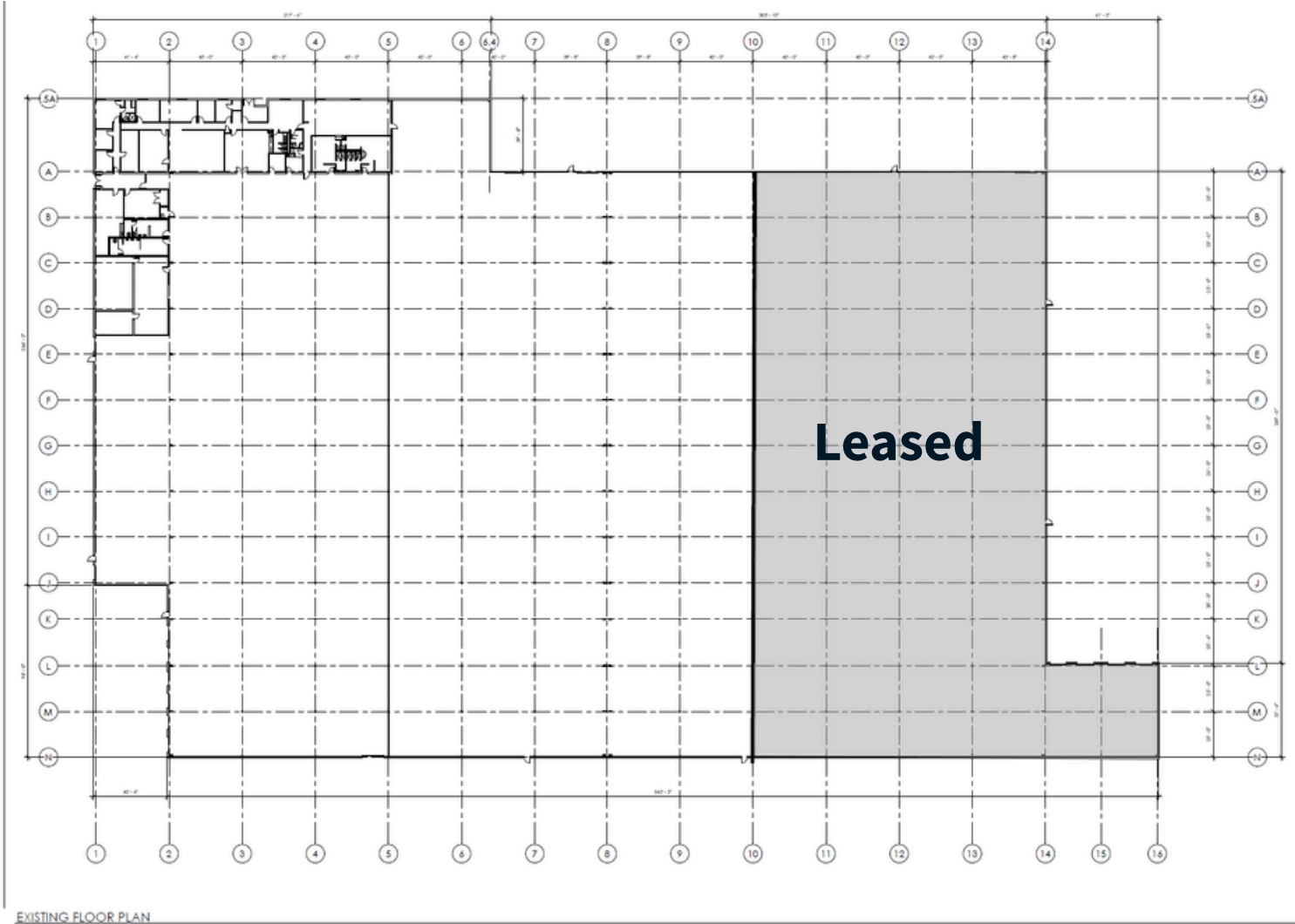
For Lease: \$5.50/SF NNN

For Sale: Contact Broker for Pricing

Floorplan

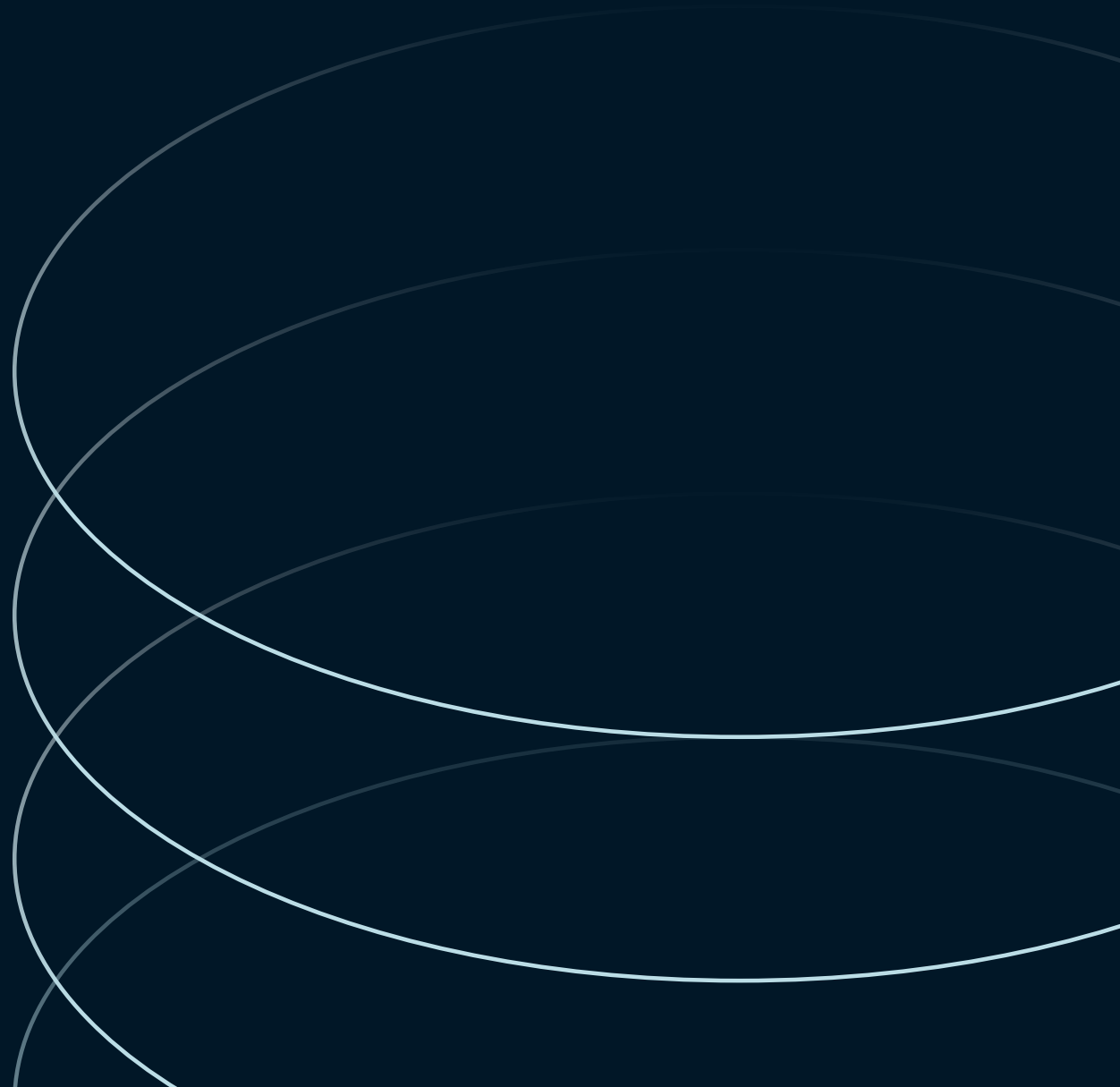
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Interior Photos





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