

FOR SALE OR LEASE

1137 PROGRESS ROAD

SUFFOLK, VA



53,320 SF

PRICE REDUCED



**CUSHMAN &
WAKEFIELD**

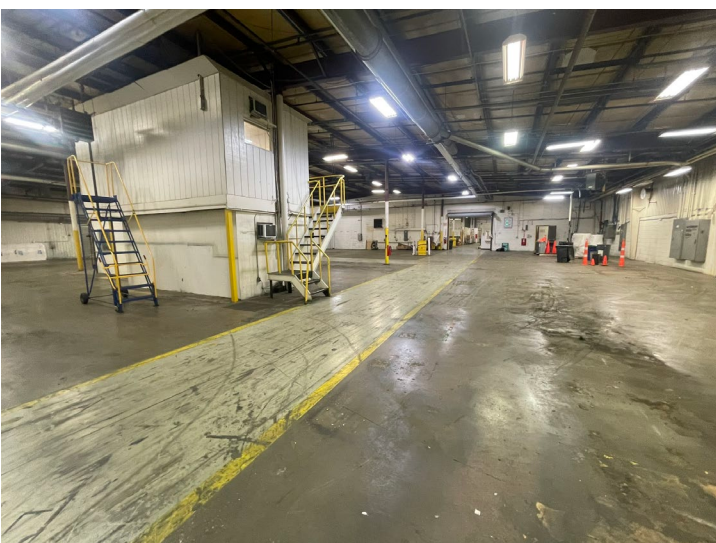
THALHIMER

PROPERTY FEATURES

Building Size:	53,320 SF
Site Area:	5.17 Acres
Year Built:	1968, Expansion 1996
Construction:	Metal
Zoning:	M-2, Heavy Manufacturing
Parking:	Ample parking w/ ability to Expand for Outside Storage
Loading:	Three (3) 10' x 10' Loading Docks w/ Hydraulic Dock Plates
Electrical:	3-Phase, Heavy Power
Sprinkler:	Fully Sprinklered
Lease Rate:	\$8.50 PSF, NNN
Asking Price:	\$4,500,000
NEW PRICE:	\$4,000,000

AT A GLANCE

Cushman & Wakefield | Thalhimer is pleased to present this unique opportunity to purchase or lease an industrial facility in Suffolk, VA, boasting approximately 53,320 SF tailored for diverse manufacturing purposes. Positioned strategically in Wilroy Industrial Park, it ensures optimal accessibility to major roadways and The Port of VA. This offering presents a dynamic environment for maximizing business operations.



LOCATION MAP



For more information, please
contact:

WILLIAM C. THRONE
CSCMP, CCIM, SIOR
Senior Vice President
757 499 1265
bill.throne@thalhimer.com

BRETT SAIN
First Vice President
757 213 4153
brett.sain@thalhimer.com

Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

Cushman & Wakefield | Thalhimer © 2025. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.



Town Center Virginia Beach
222 Central Park Avenue
Suite 1500
Virginia Beach, VA 23462
thalhimer.com