

FOR SALE OR LEASE
53,320 SF



1137 PROGRESS ROAD
SUFFOLK, VA

WILROY INDUSTRIAL PARK



CUSHMAN &
WAKEFIELD

THALHIMER

1137 PROGRESS ROAD

PROPERTY HIGHLIGHTS

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.

Building Size: 53,320

Office Area:

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

Clear Height: 16' - 19'

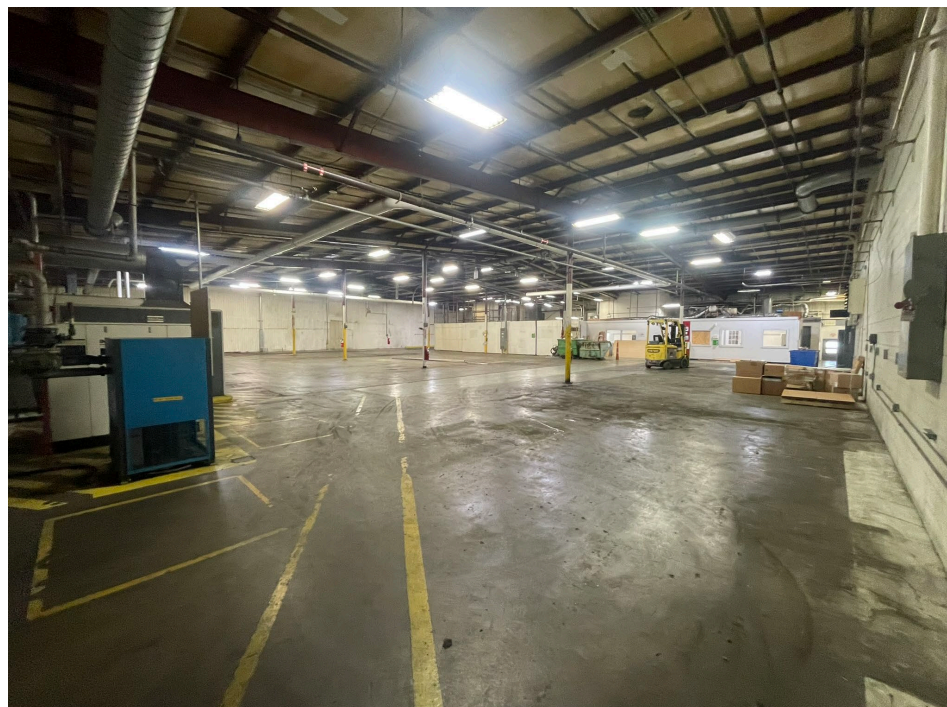
Loading: Three (3) 10' x 10' Loading Docks w/ Hydraulic Dock Plates

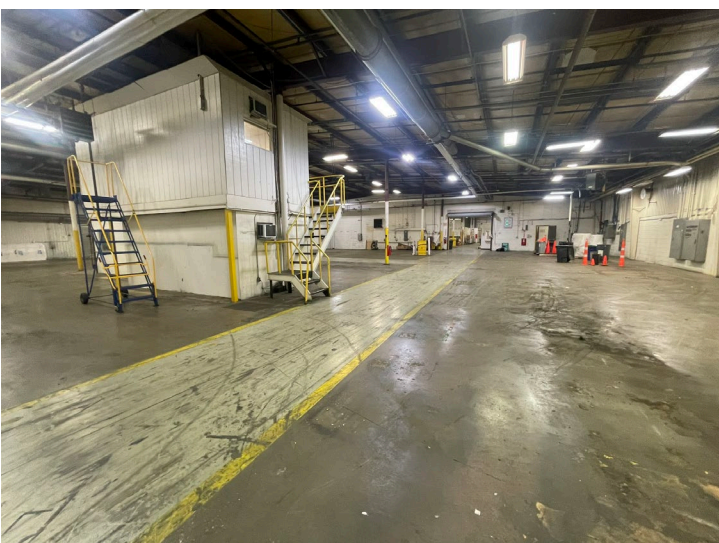
Electrical: 3-Phase, Heavy Power

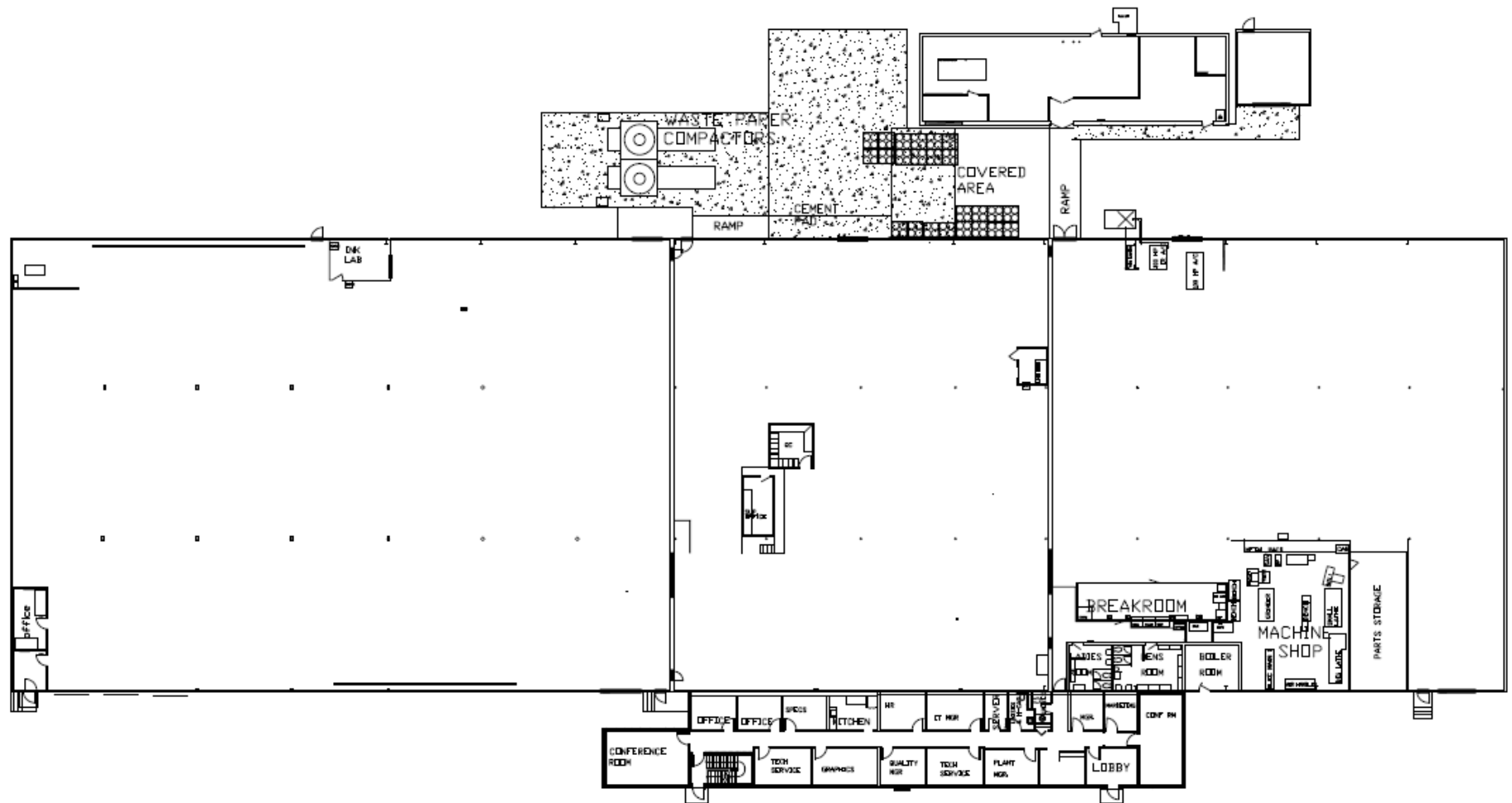
Sprinkler: Fully Sprinklered

Lease Rate: \$8.50 PSF, NNN

Asking Price: \$4,500,000







SECOND FLOOR
OF PLANT OFFICES



SECOND FLOOR OF FRONT OFFICE



0 10 20 30 40 50
SCALE

SITE PLAN
53,320 SF

1137 PROGRESS ROAD

A DRIVING WORKFORCE

Wilroy Industrial Park



46,042
POPULATION
Within 5 Miles



\$103,312
AVG. INCOME
Within 5 Miles



\$344,829
AVG. HOME VALUE
Within 5 Miles



38.2
AVG. AGE
Within 5 Miles



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



**CUSHMAN &
WAKEFIELD**

THALHIMER

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.