

FOR LEASE

1401 PROGRESS ROAD

Suffolk, Virginia 23434



S.L. NUSBAUM
REALTY CO.



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EXECUTIVE SUMMARY

1401 PROGRESS ROAD
Suffolk, Virginia 23434



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1401 Progress Road is comprised of a 100,289± square foot industrial building situated on a 13.95-acre lot, encompassed by two parcels.

| | |
|----------------|---------------------------------|
| Lease Rate: | \$8.50 SF/yr (NNN) |
| Building Size: | 100,289± SF |
| Available: | 21,577±SF – 100,289±SF |
| Lot Size: | 13.95 AC |
| Power: | 3,000 amp, 480V, 3-phase |
| Parking | 40 spaces |
| Year Built: | 1985/1995 |
| Zoning: | M-2 (Heavy Industrial) |

- Comprised of 100,289 SF of warehouse, and a two-story 6,136 SF office
- 26' x 50' column spacing
- Wet Sprinkler
- 3,000 amp, 480V, 3-phase power
- Two cranes (5-ton on 100' bridge [18' to hook] + 5-ton fixed hoist jib crane)
- Outdoor storage available
- 6"- 8" floors
- 22' - 29' clear ceiling height
- Two 25-ton HVAC
- Truck Court – 145'
- Five (5) dock doors: [Three (3) 8' x 10' one (1) 10' x 14' one (1) 8' x 8'] and one (1) drive-in door

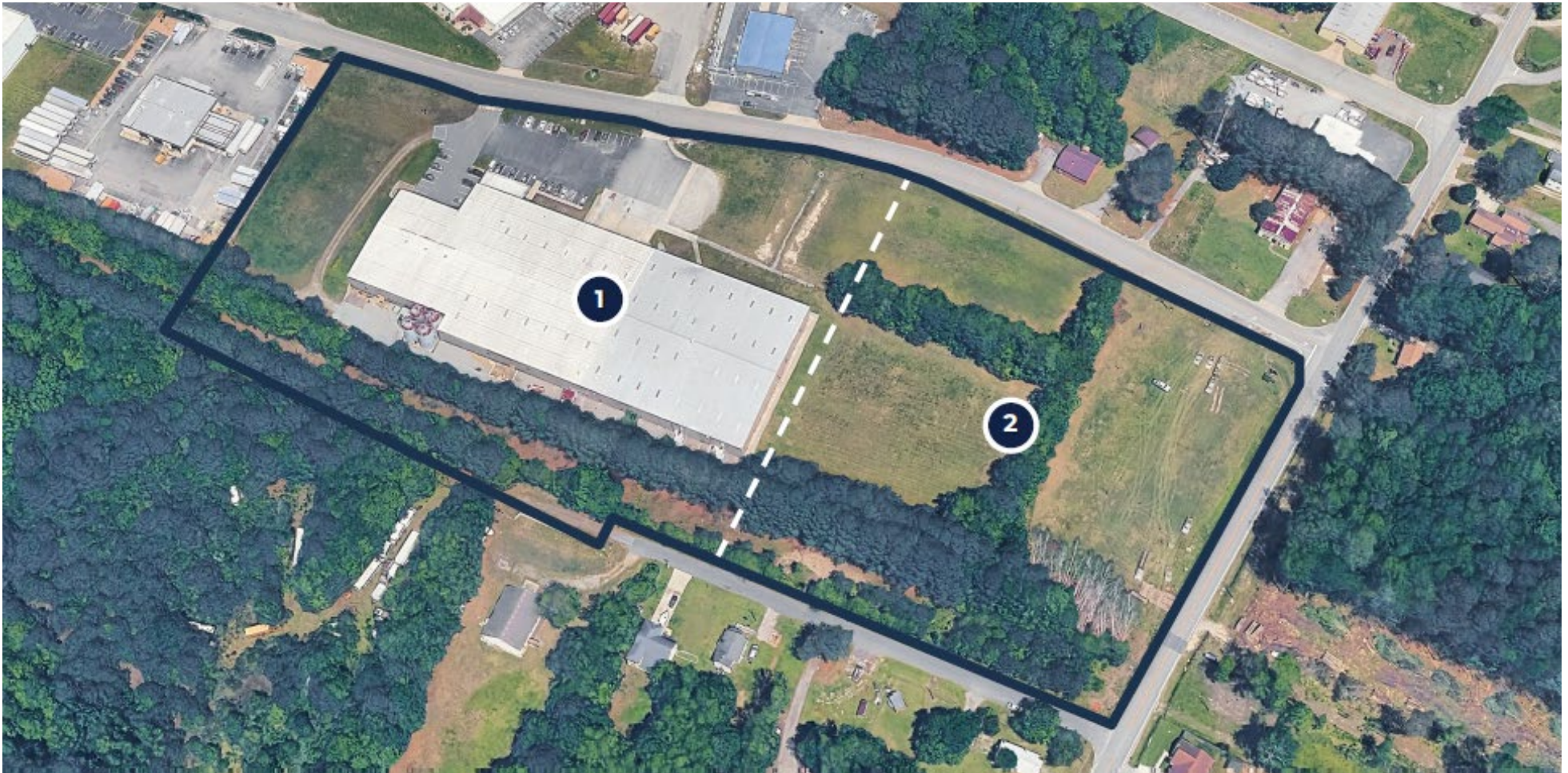
PROPERTY AERIAL

1401 PROGRESS ROAD

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| SITE # | ADDRESS | GPIN | SQUARE FEET | ACRES | YEAR BUILT |
|--------|--------------------|-----------|-------------|-------|------------|
| 1 | 1401 Progress Road | 304293500 | 100,289± | 7.0 | 1985/1995 |
| 2 | 1401 Progress Road | 304293600 | N/A | 6.95 | N/A |

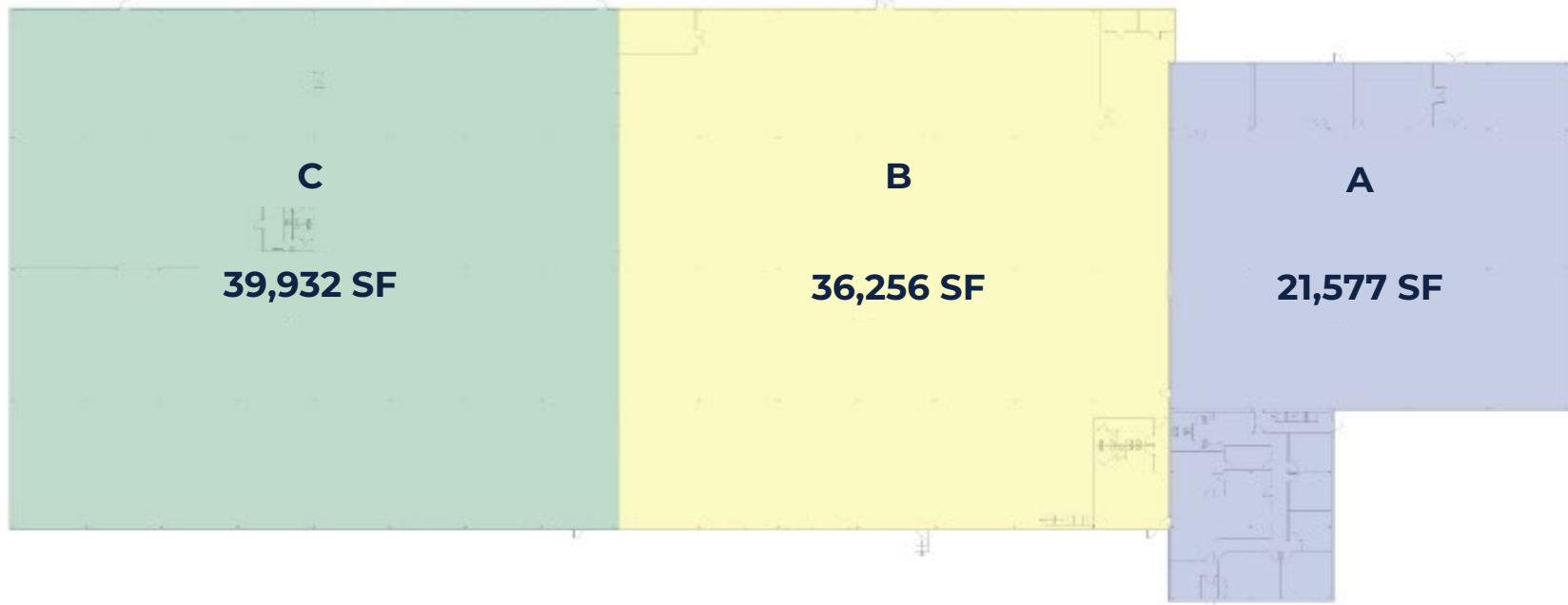
FLOOR PLAN

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DIVISIBLE
21,577± – 100,289± SF



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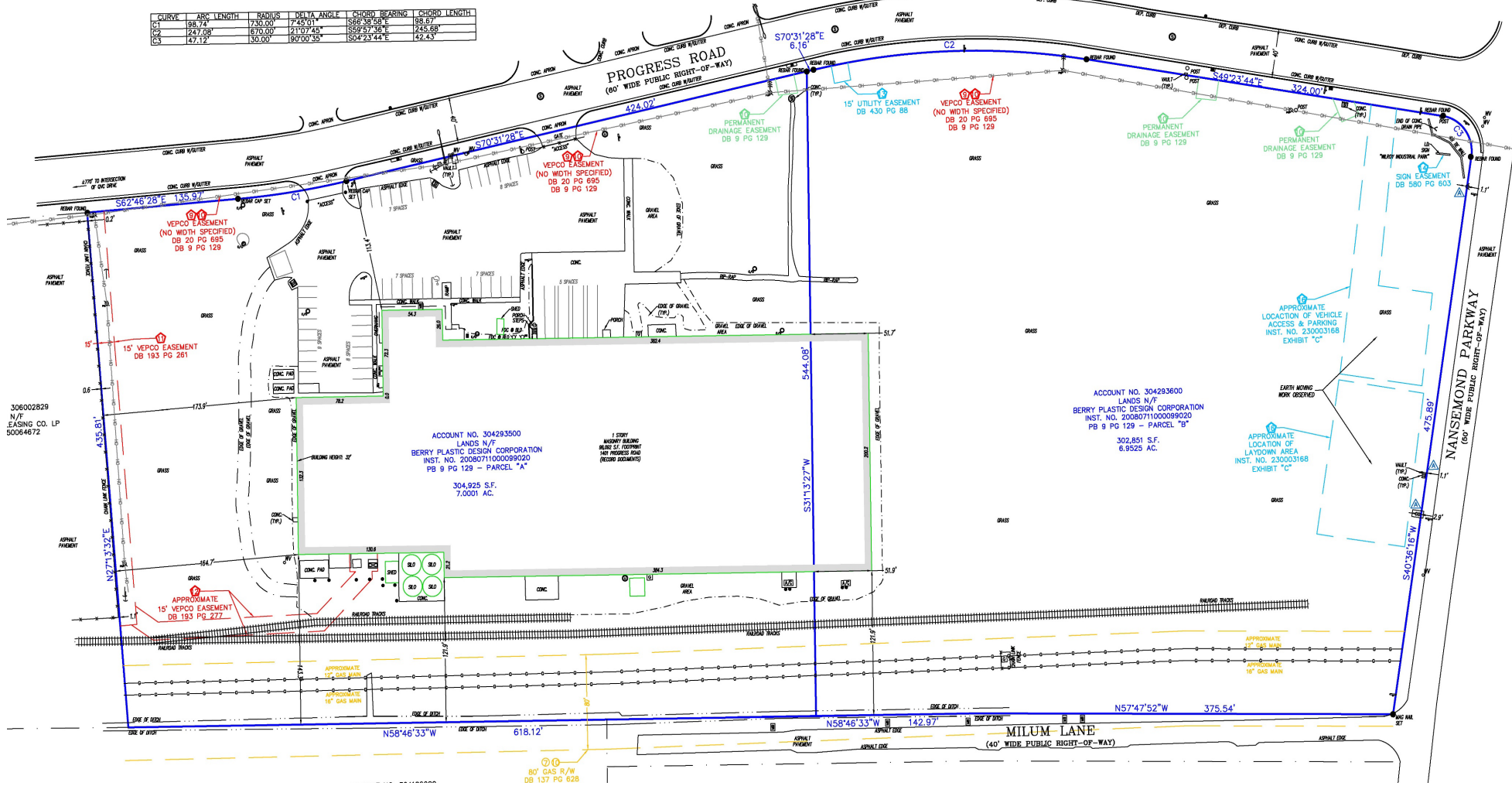
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SURVEY

1401 PROGRESS ROAD
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LOCATION MAP

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ADDITIONAL PHOTOS

1401 PROGRESS ROAD

Suffolk, VA 23434



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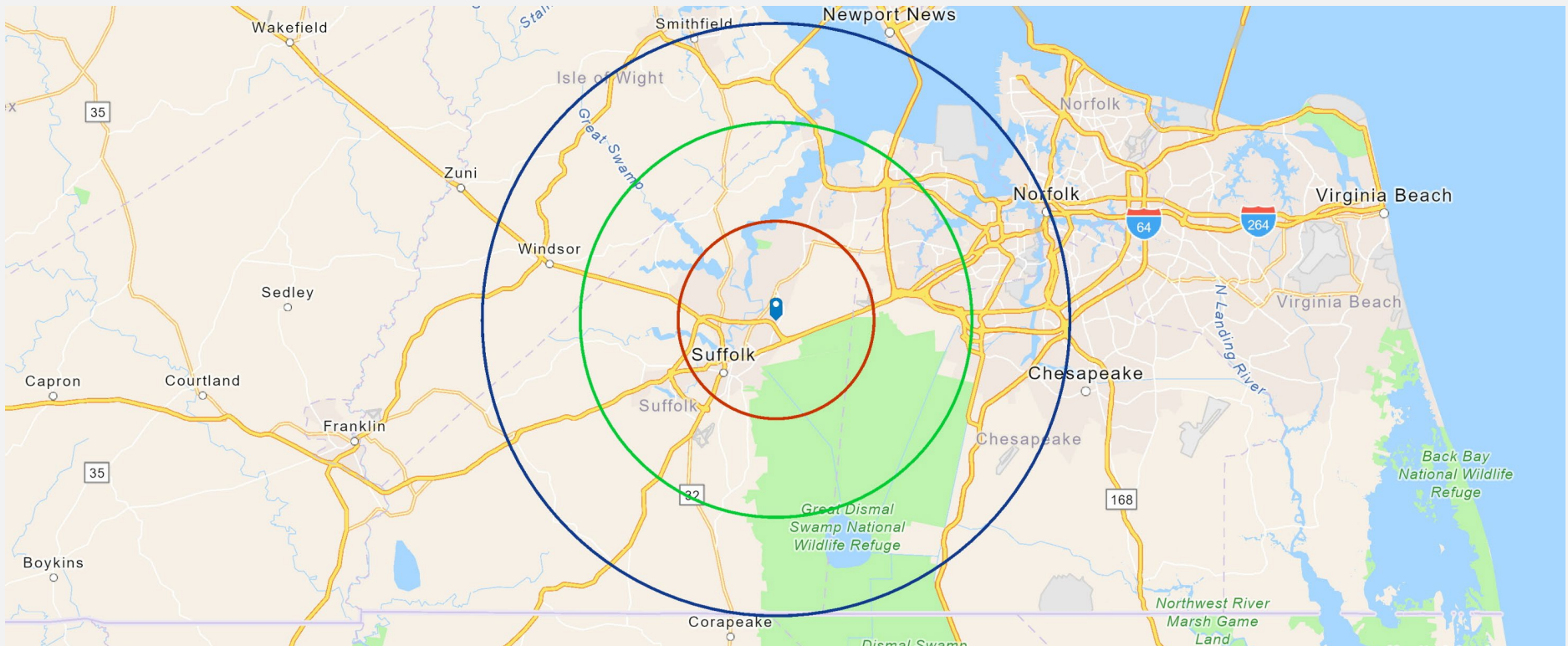


DEMOGRAPHICS REPORT

1401 PROGRESS ROAD
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| POPULATION | 5 MILES | 10 MILES | 15 MILES |
|-------------------|----------------|-----------------|-----------------|
| Total Population | 46,154 | 151,968 | 360,719 |
| Average Age | 38.0 | 39.6 | 38.3 |

| HOUSEHOLDS & INCOME | 5 MILES | 10 MILES | 15 MILES |
|--------------------------------|----------------|-----------------|-----------------|
| Total Households | 17,394 | 58,266 | 140,762 |
| # Of Persons Per Household | 2.58 | 2.56 | 2.51 |
| Average Household Income | \$96,788 | \$111,087 | \$106,687 |

2025 Environmental Systems Research Institute (ESRI 2026)

CONTACT INFORMATION

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