



PHENIX
COMMERCE CENTER

FOR LEASE

READY FOR OCCUPANCY



30 ABERDEEN ROAD, HAMPTON, VA 23661

A DEVELOPMENT BY:



NorthPoint™
DEVELOPMENT

BUILDING 2: ±150,098 SF Available

Completed And Ready For Occupancy

Divisible to ±41,000 SF

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LEASING BY:





PHENIX
COMMERCE CENTER

PORT OF VIRGINIA
NEW CLASS A LIGHT INDUSTRIAL

BUILDING 2

**30 ABERDEEN ROAD
COMPLETED AND READY FOR OCCUPANCY**





PHENIX

COMMERCE CENTER

PORT OF VIRGINIA
NEW CLASS A LIGHT INDUSTRIAL

SITE ADVANTAGES

1.2 MILLION PEOPLE WITHIN 30 MINUTES

113 MILLION CONSUMERS WITHIN 10 HOUR TRUCK DRIVE



PROXIMITY TO REGIONAL ASSETS

- | | |
|--|--|
| 1 I-664 Interchange - 0.23 mile | 7 Virginia International Gateway - 15 miles |
| 2 I-64 Interchange - 2.5 miles | 8 Norfolk International Terminals - 18 miles |
| 3 Newport News/Williamsburg International Airport - 15 miles | 9 Naval Station Norfolk - 19 miles |
| 4 Norfolk International Airport - 21 miles | 10 Langley Air Force Base - 9.3 miles |
| 5 Newport News Shipbuilding - 2.7 miles | 11 NASA Langley Research Center - 7.9 miles |
| 6 Newport News Marine Terminal - 3.5 miles | 12 Downtown Hampton - 4 miles |



MASTER SITE PLAN



>74,000 manufacturing
and logistics workers
within 30 minutes



Phenix Commerce Center at the Port of Virginia is eligible for Virginia Enterprise Zone incentives.



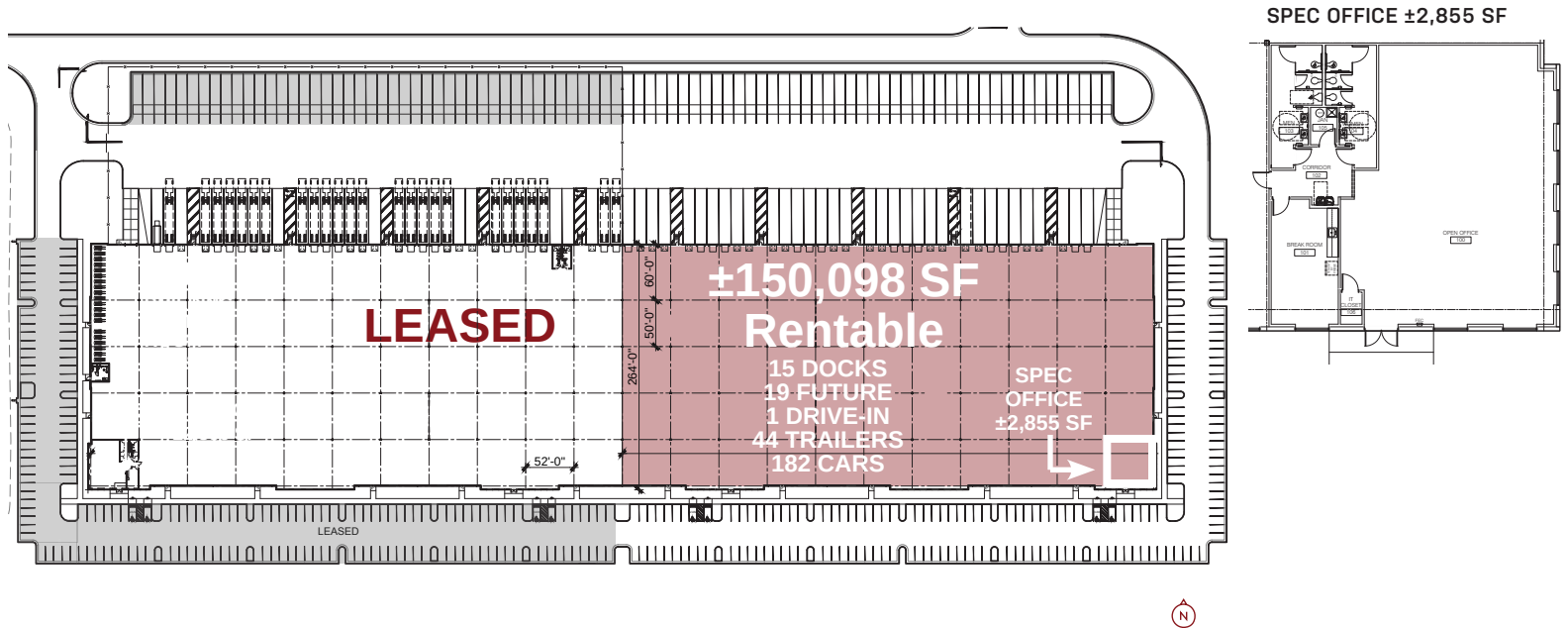
Located moments from I-664,
Aberdeen Road, Exit 3 and central to
Port of Virginia freight terminals.



PORT OF VIRGINIA
NEW CLASS A LIGHT INDUSTRIAL

BUILDING 2

30 ABERDEEN RD - READY FOR OCCUPANCY
DIVISIBLE TO $\pm 41,000$ SF



$\pm 150,098$ SF AVAILABLE

AVAILABLE PREMISES FEATURES:

15
DOCK DOORS

182
CAR SPACES

44
TRAILER SPACES

36'
CLEAR HEIGHT

Dock Doors 15 (expandable to 34)

Drive-Ins 1

Clear Height 36'

Car Parking 182 Spaces

Trailer Parking 44 Spaces

Column Spacing 52'x50' with 60' Speed Bays

Floor Slab 7" concrete, 4,000 PSI

Truck Court 130' (185' with trailer parking)

Lighting LED with motion sensors, 30FC

Sprinkler System ESFR

Configuration Rear Load, 260' x 1144'

Electric Service (2) 1,000 amp, 480V, 3-phase / 2,000 amp total

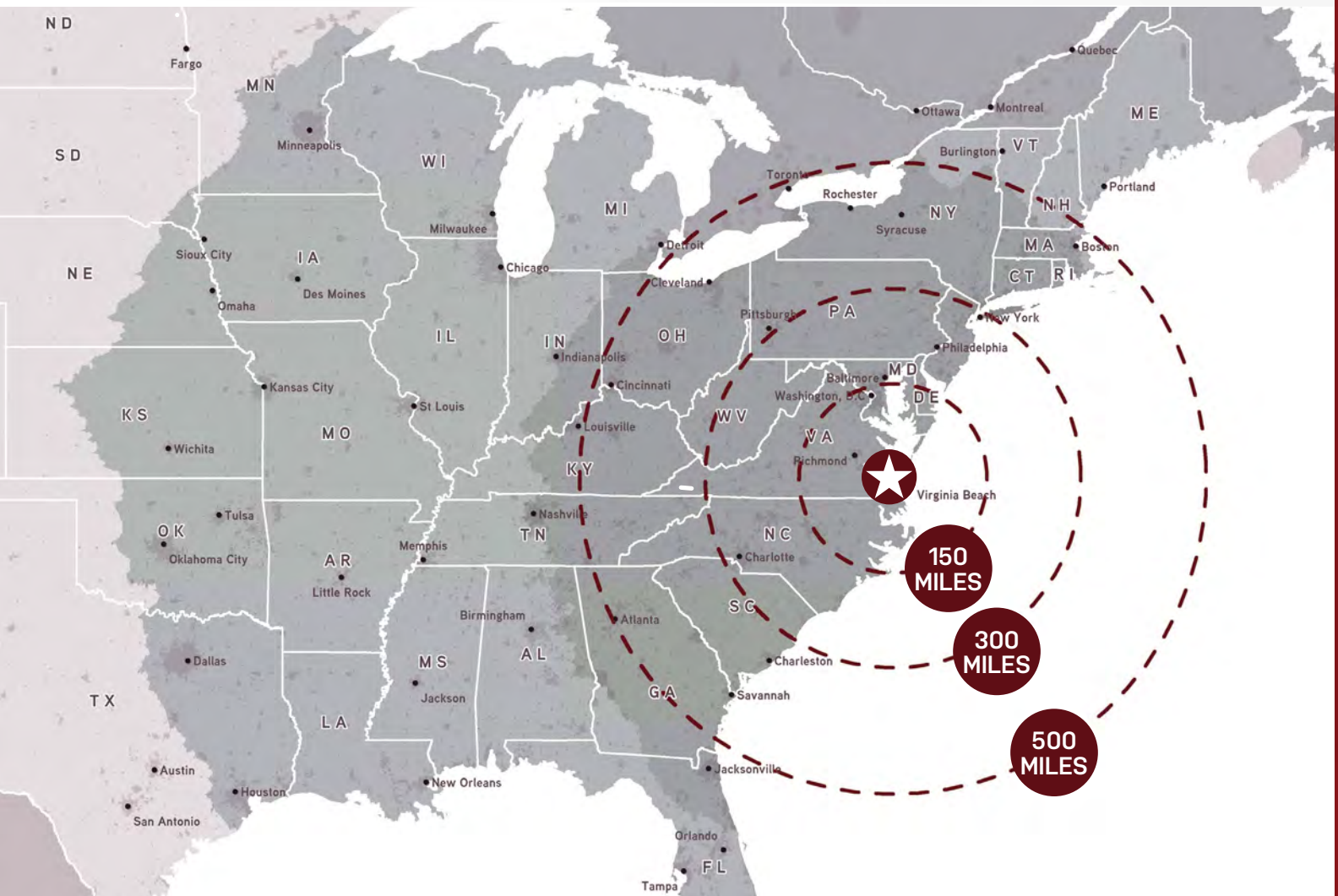
PROPERTY HAS OBTAINED A GREEN GLOBE CERTIFICATION



PHENIX
COMMERCE CENTER

PORT OF VIRGINIA
NEW CLASS A LIGHT INDUSTRIAL

**ONE-OF-A-KIND
ACCESS**



POPULATION AND RETAIL GOODS CONSUMER SPENDING

*Within a One-Day Truck Drive

130,958,206
POPULATION

38.3%
OF UNITED STATES
POPULATION

\$1.74B
IN RETAIL GOODS
CONSUMER SPENDING

*Within a Two-Day's Truck Drive

244,901,978
POPULATION

71.6%
OF UNITED STATES
POPULATION

\$3.13B
IN RETAIL GOODS
CONSUMER SPENDING

**Demographics from Q3 2025*



PHENIX
COMMERCE CENTER

PORT OF VIRGINIA
NEW CLASS A LIGHT INDUSTRIAL

**A CLASS A GLOBAL
GATEWAY**



PORT OF VIRGINIA & REGIONAL INFRASTRUCTURE UPGRADES

DEEP WATER. MODERN TERMINALS. GLOBAL REACH.

- **55 foot deep channels** — the deepest on the East Coast, enabling next generation vessel access
- **Fully widened channels** supporting two way Ultra Large Container Vessel (ULCV) traffic
- Channel deepening **delivering February 2026**

ULCV READY TERMINAL CAPACITY

- Four active ULCV berths (two each at NIT and VIG)
- Fifth ULCV berth under construction at NIT North (2027 delivery)
- Modern, ULCV-capable ship-to-shore crane infrastructure supporting simultaneous processing of multiple large vessels
- Highly automated terminal operations designed for speed, reliability, and scale

A STRATEGIC ADVANTAGE FOR PHENIX COMMERCE CENTER USERS

Designed to support high volume, global distribution operations:

- Direct interstate connectivity to all ULCV berths
- Minutes to NIT, VIG, and Newport News Marine Terminal
- Scalable infrastructure for large occupiers and 3PL users
- Recognized as America's Most Modern Gateway

INCREASE SPEED TO MARKET

Phenix Commerce Center is positioned within one of the East Coast's most significant transportation investment corridors:

- \$3.9 billion Hampton Roads Bridge Tunnel expansion, enhancing regional capacity and connectivity, scheduled for completion February 2027
- I-64 Southside widening completed in 2024, improving traffic flow and interstate access

Together, these investments reduce congestion, enhance freight mobility, and accelerate outbound distribution throughout Hampton Roads and beyond.

A DEVELOPMENT BY:



Established in 2012, NorthPoint Development is a privately held real estate operating company specializing in developing, acquiring, leasing, and managing Class A industrial, data centers, and multi-family properties. Through their in-house suite of services, NorthPoint can provide end-to-end expertise, leading to expedited solutions. Serving industry-leading clients such as Chewy, Home Depot, GE, Amazon, Tesla, Ryder, ABF, and PepsiCo.



EXCLUSIVE LISTING AGENTS

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