



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

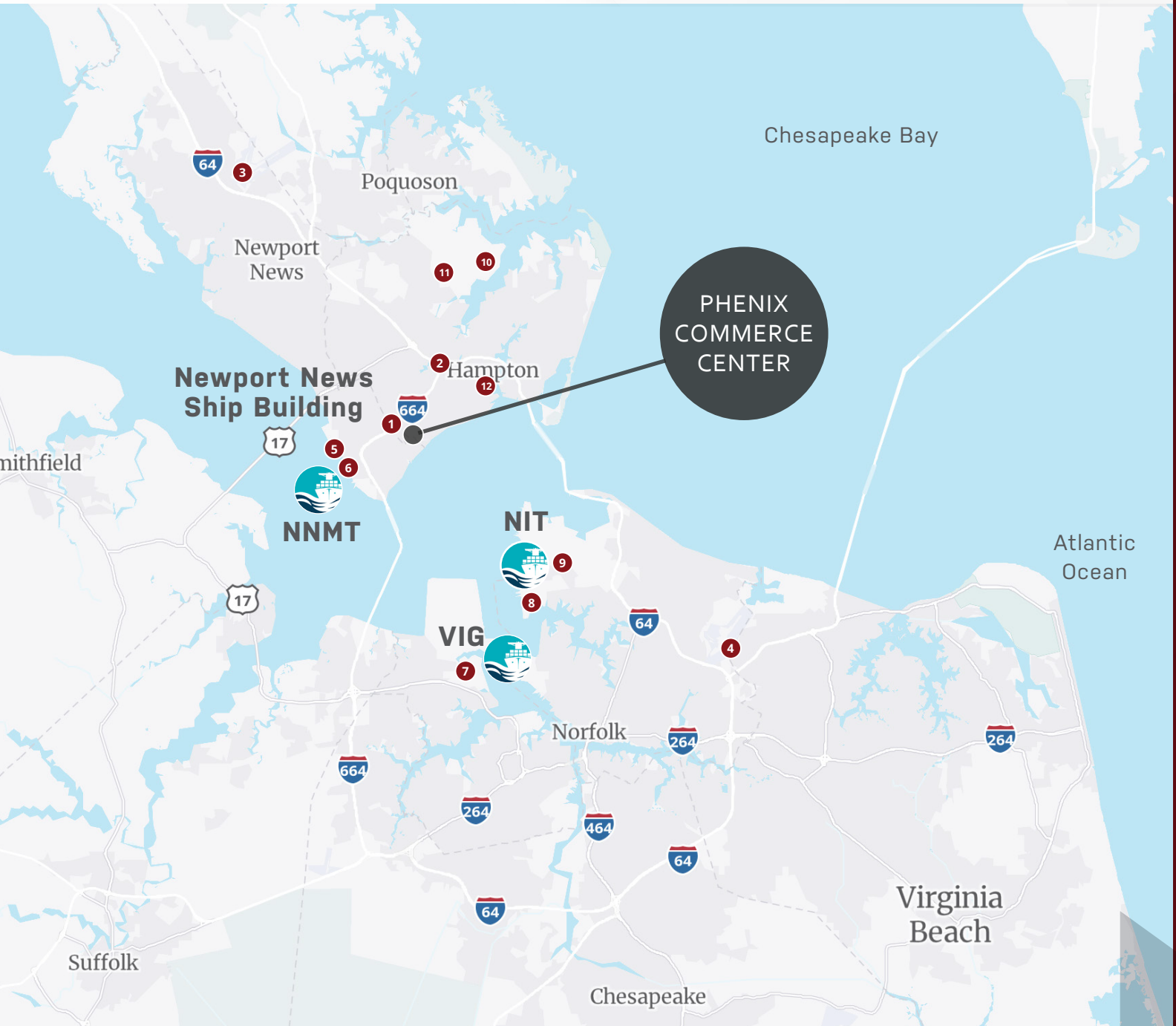
COMMERCE CENTER

PORT OF VIRGINIA
NEW CLASS A LIGHT INDUSTRIAL

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 |



PHENIX

COMMERCE CENTER

PORT OF VIRGINIA
NEW CLASS A LIGHT INDUSTRIAL

MASTER SITE PLAN



OUTSTANDING LABOR POOL

>74,000 manufacturing
and logistics workers
within 30 minutes



ENTERPRISE ZONE

Phenix Commerce Center at the
Port of Virginia is eligible for
Virginia Enterprise Zone incentives.
[Click Here For More Information](#)



ACCESS TO INTERSTATE 664 & 64

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



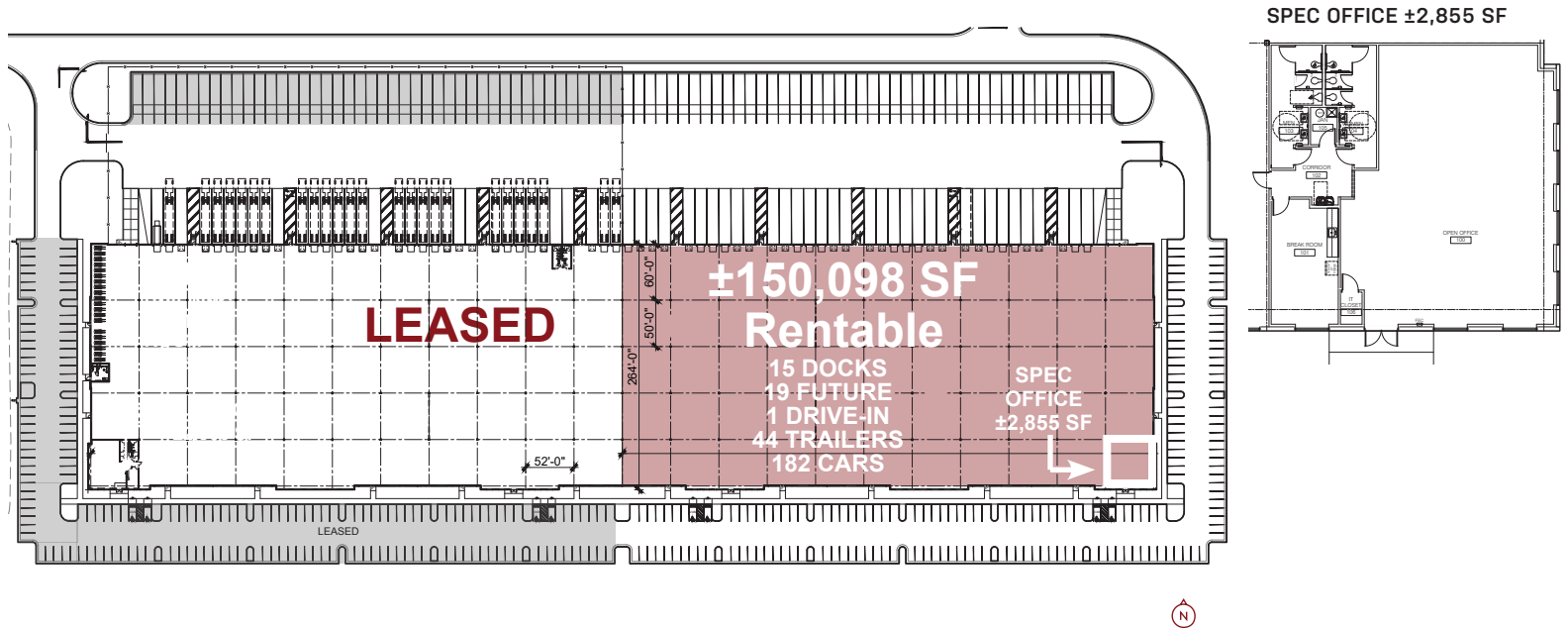
PHENIX

COMMERCE CENTER

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" non-reinforced 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

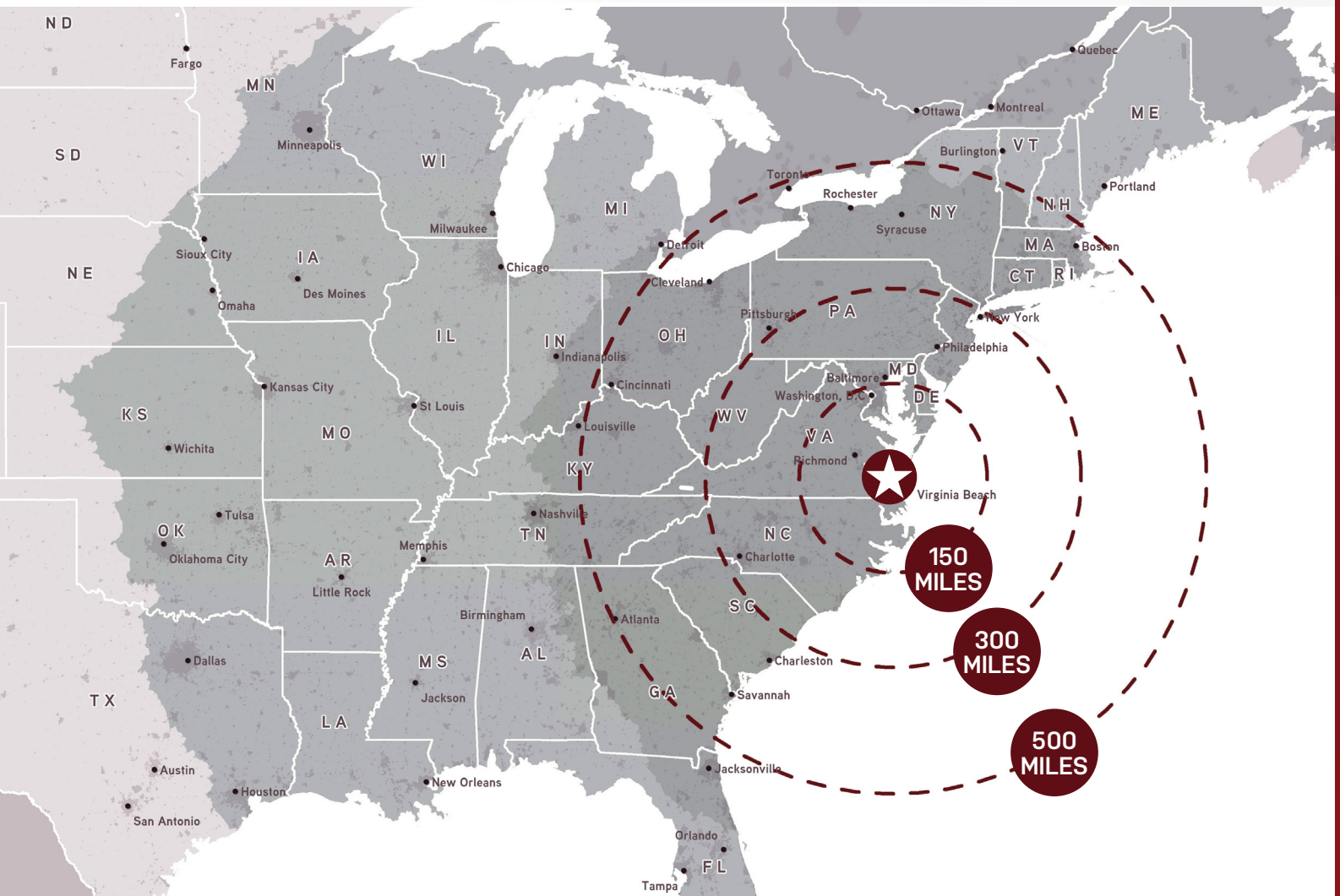
PROPERTY HAS OBTAINED A GREEN GLOBE CERTIFICATION



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

121,207,009
POPULATION

36.9%
OF UNITED STATES
POPULATION

\$1.16
BILLION IN RETAIL GOODS
CONSUMER SPENDING

*Within a Two-Day's Truck Drive

239,723,543
POPULATION

72.2%
OF UNITED STATES
POPULATION

\$2.18
BILLION IN RETAIL GOODS
CONSUMER SPENDING

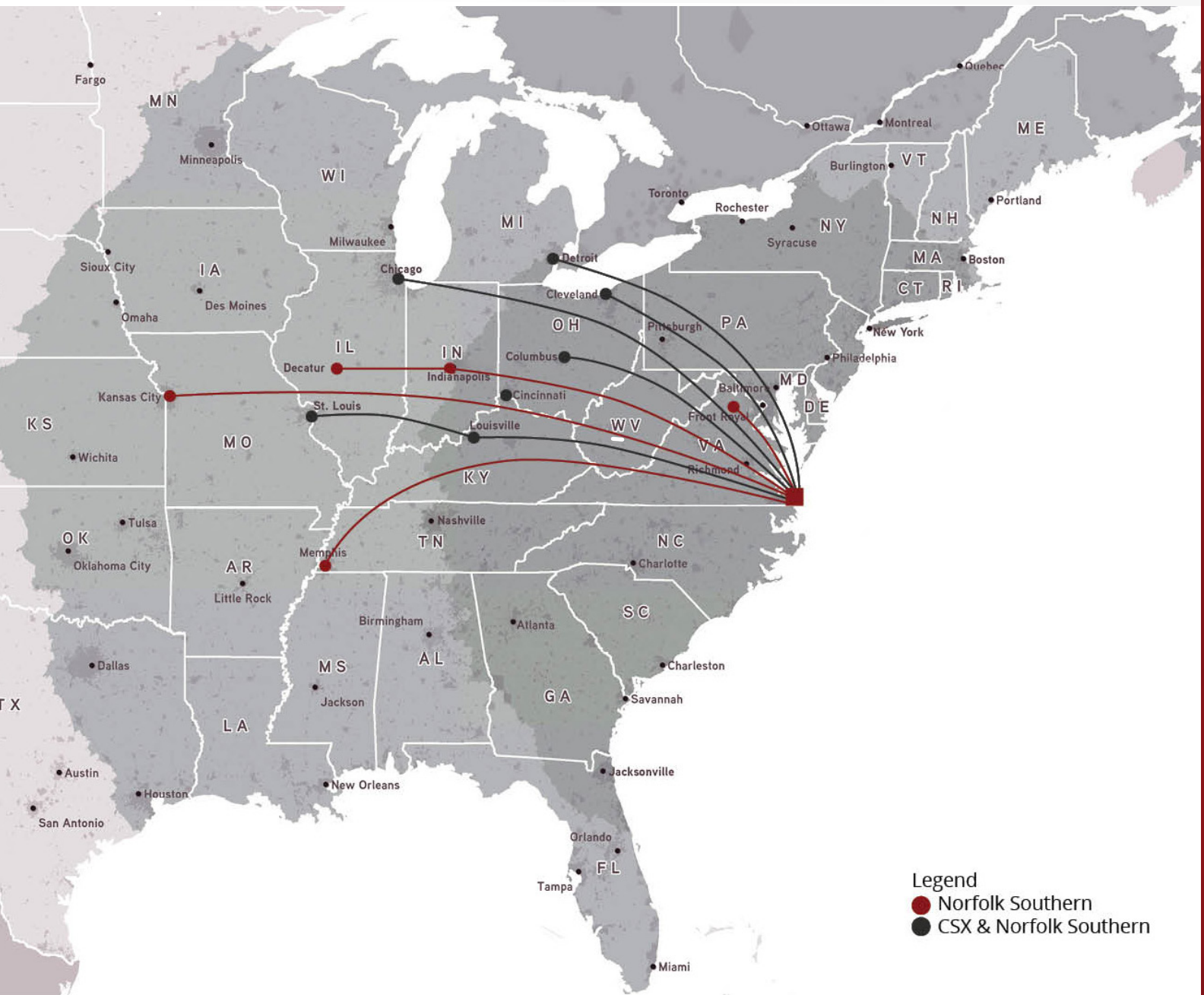
**Demographics from 2021*



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PORT OF VIRGINIA
NEW CLASS A LIGHT INDUSTRIAL

RAIL ACCESS



RAIL: REACH FARTHER, FASTER

VIRGINIA HAS THE MOST EXPANSIVE RAIL REACH ON THE U.S. EAST COAST WITH TWO CLASS I RAIL PARTNERS, NORFOLK SOUTHERN AND CSX, TO SUPPORT SEAMLESS FREIGHT DELIVERY. 7 MILES OF ON-DOCK TRACK CONNECTS YOUR FREIGHT CARGO TO AMERICA.

**Demographics from 2021*

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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