



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

Lang Williams, SIOR

Executive Vice President
+1 757 679 9106
lang.williams@colliers.com
License # VA-0225078302

H. Ashton Williamson, MAI, SIOR

Executive Vice President
+1 757 288 3438
ashton.williamson@colliers.com
License # VA-0225068666

Patrick Molloy

Associate
+1 202 321 5882
pat.molloy@colliers.com
License # VA-0225264286

LEASING BY:





PHENIX
COMMERCE CENTER

PORT OF VIRGINIA
NEW CLASS A LIGHT INDUSTRIAL

BUILDING 2

30 ABERDEEN ROAD
COMPLETED AND READY FOR OCCUPANCY





PHENIX

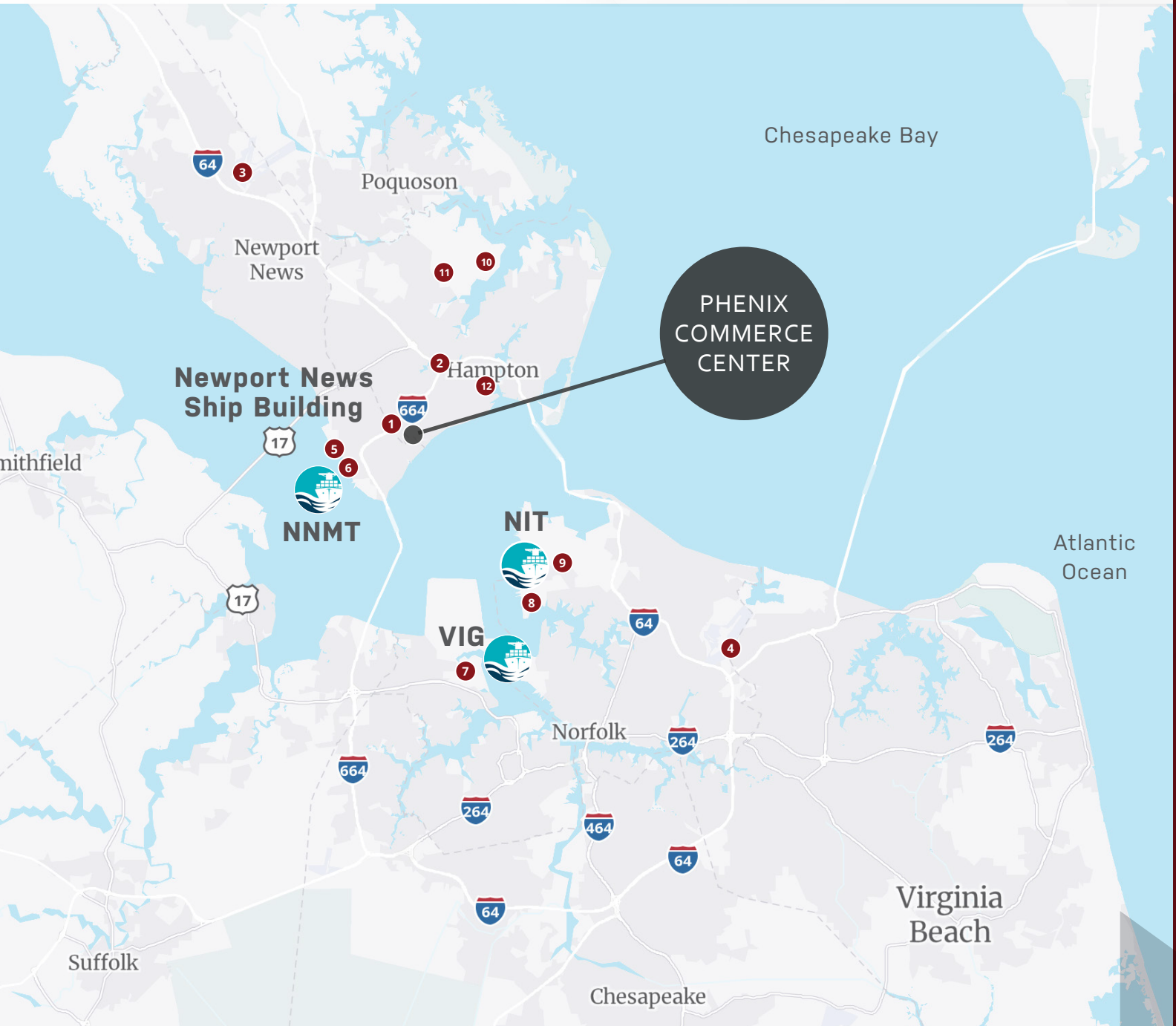
COMMERCE CENTER

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 |



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.



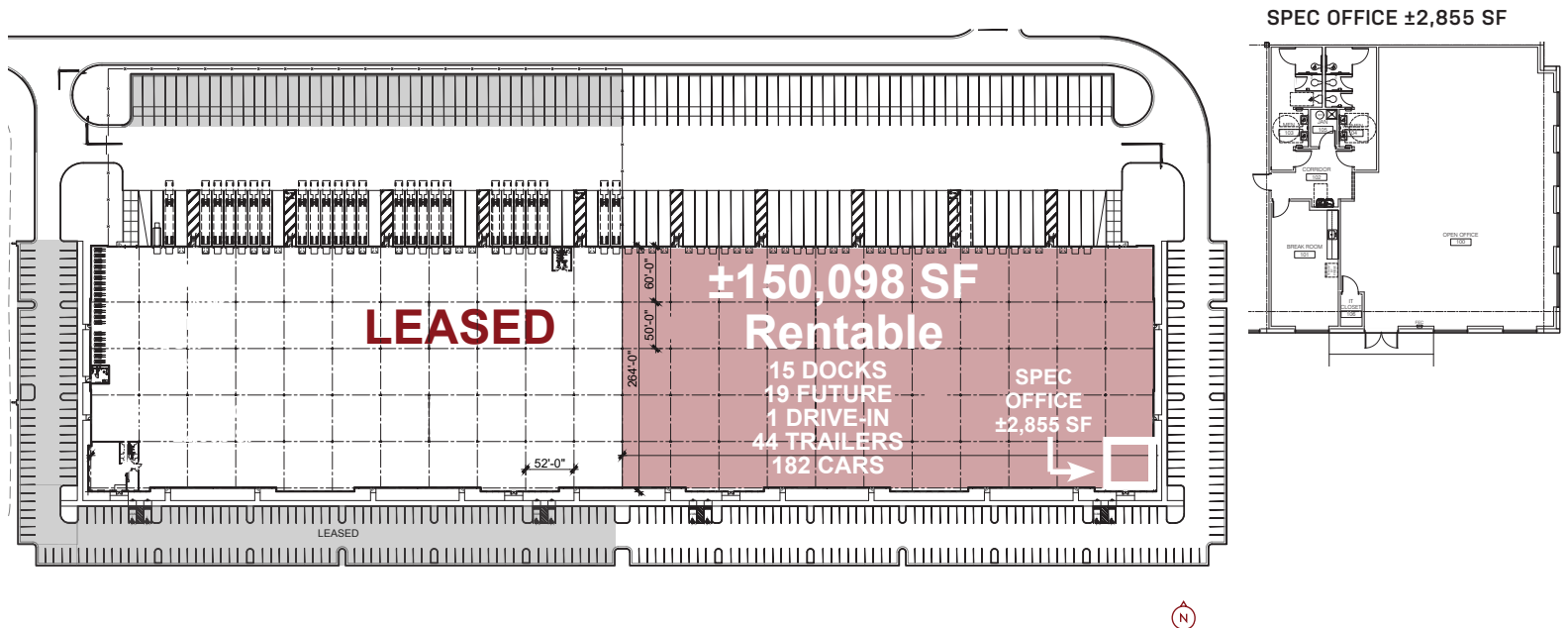
PHENIX

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)	Floor Slab	7" non-reinforced concrete, 4,000 PSI
Drive-Ins	1	Truck Court	130' (185' with trailer parking)
Clear Height	36'	Lighting	LED with motion sensors, 30FC
Car Parking	182 Spaces	Sprinkler System	ESFR
Trailer Parking	44 Spaces	Configuration	Rear Load, 260' x 1144'
Column Spacing	52'x50' with 60' Speed Bays	Electric Service	(2) 1,000 amp, 480V, 3-phase / 2,000 amp total

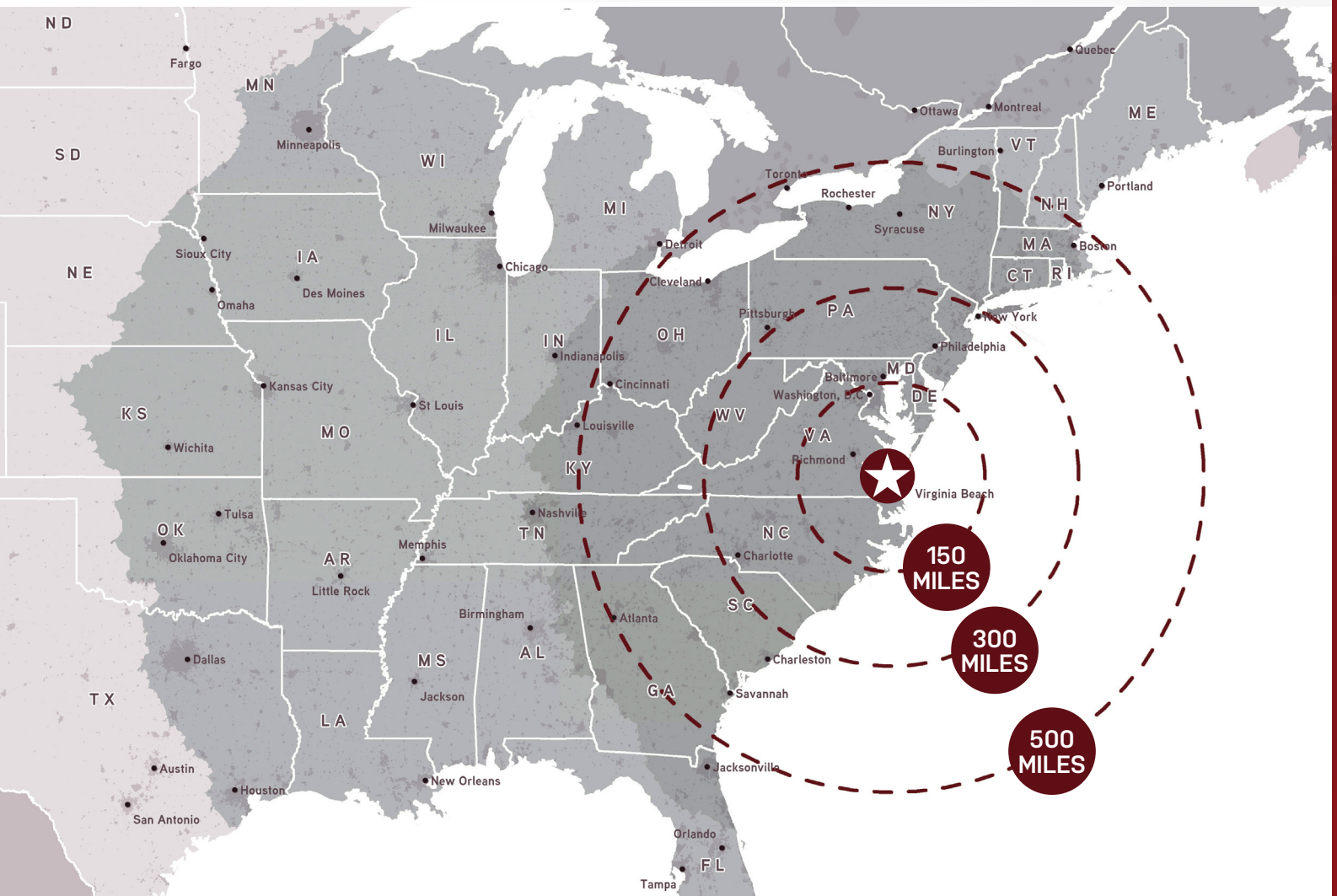
PROPERTY HAS OBTAINED A GREEN GLOBE CERTIFICATION



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

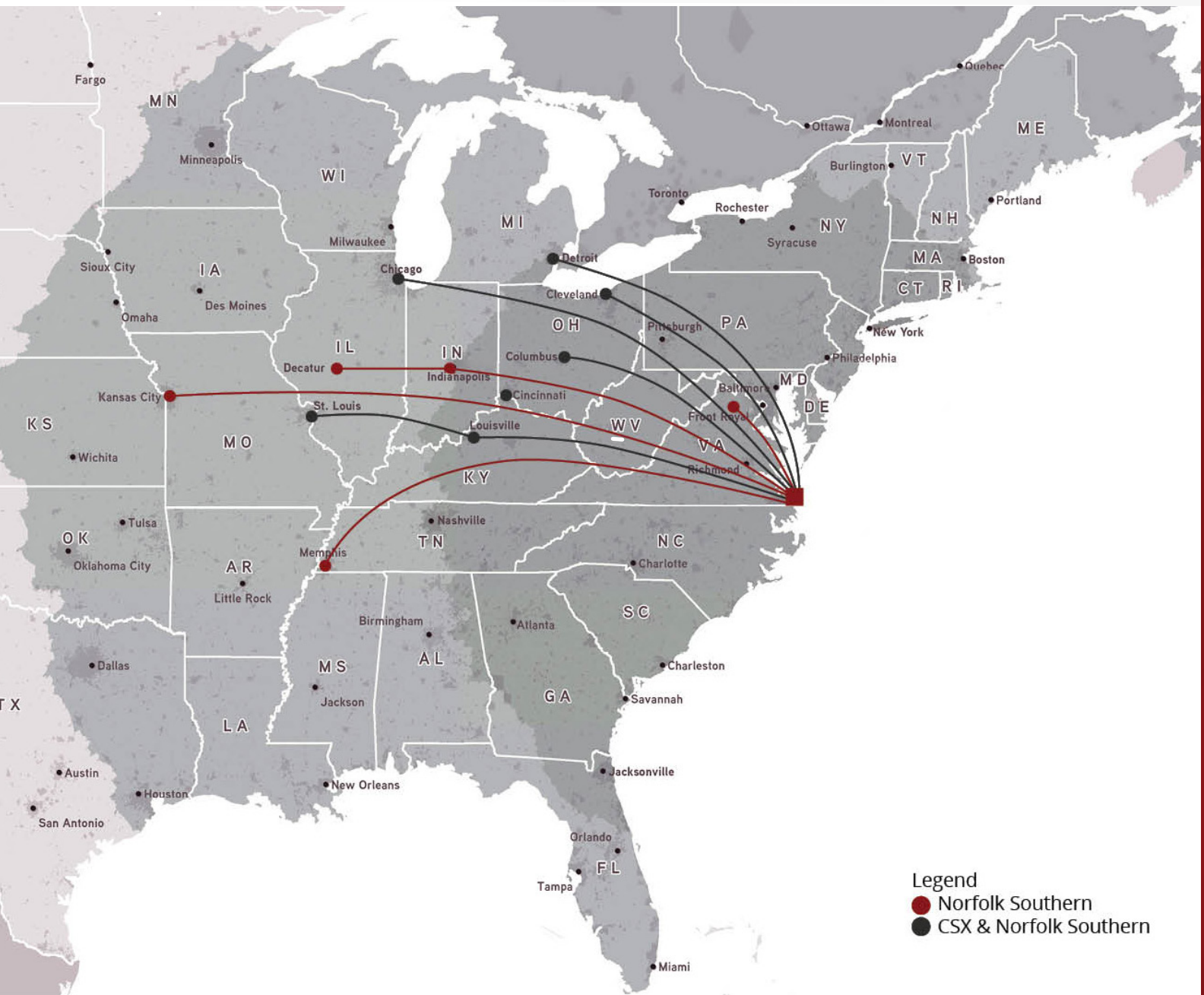
**Demographics from 2021*



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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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