



PHENIX

COMMERCE CENTER

FOR LEASE

READY FOR OCCUPANCY



60 ABERDEEN ROAD, HAMPTON, VA 23661

A DEVELOPMENT BY:



NorthPoint[™]
DEVELOPMENT

BUILDING 1: ±540,470 SF

Completed and Ready for Occupancy

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LEASING BY:





PHENIX

COMMERCE CENTER

PORT OF VIRGINIA
NEW CLASS A LIGHT INDUSTRIAL

BUILDING 1

60 ABERDEEN ROAD
COMPLETED AND READY FOR OCCUPANCY





PHENIX

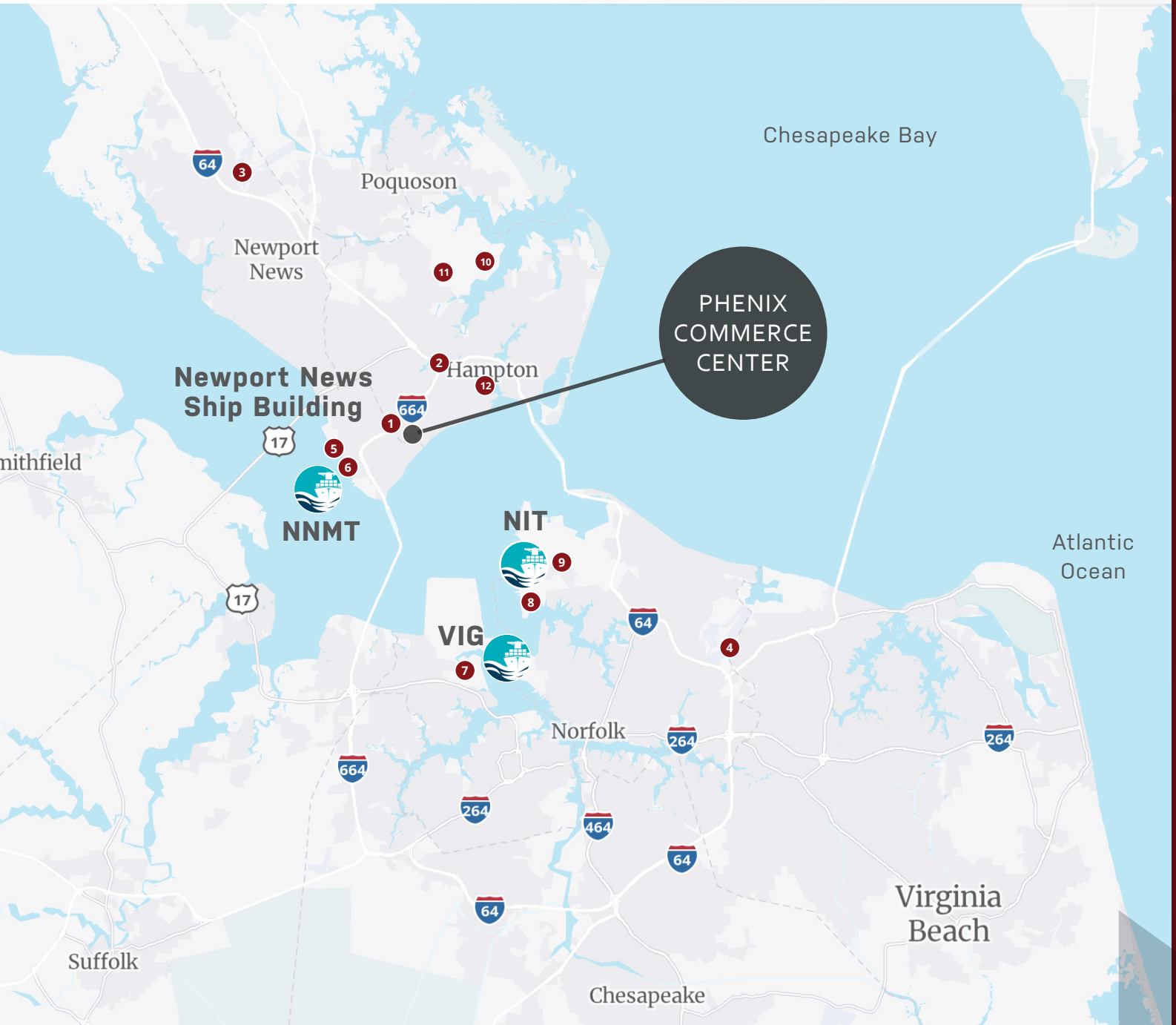
COMMERCE CENTER

SITE ADVANTAGES

PORT OF VIRGINIA
NEW CLASS A LIGHT INDUSTRIAL

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



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COMMERCE CENTER

MASTER SITE PLAN

PORT OF VIRGINIA
NEW CLASS A LIGHT INDUSTRIAL



EMERGENCY ACCESS ONLY

EMERGENCY ACCESS ONLY

.23 MILE TO , EXIT 3
←
2.5 MILES TO →

Main Entrance
via New Intersection
@ Aberdeen Rd.

←
2.6 MILES TO NEWPORT NEW SHIPBUILDING
3.4 MILES TO NEWPORT NEWS MARINE TERMINAL



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

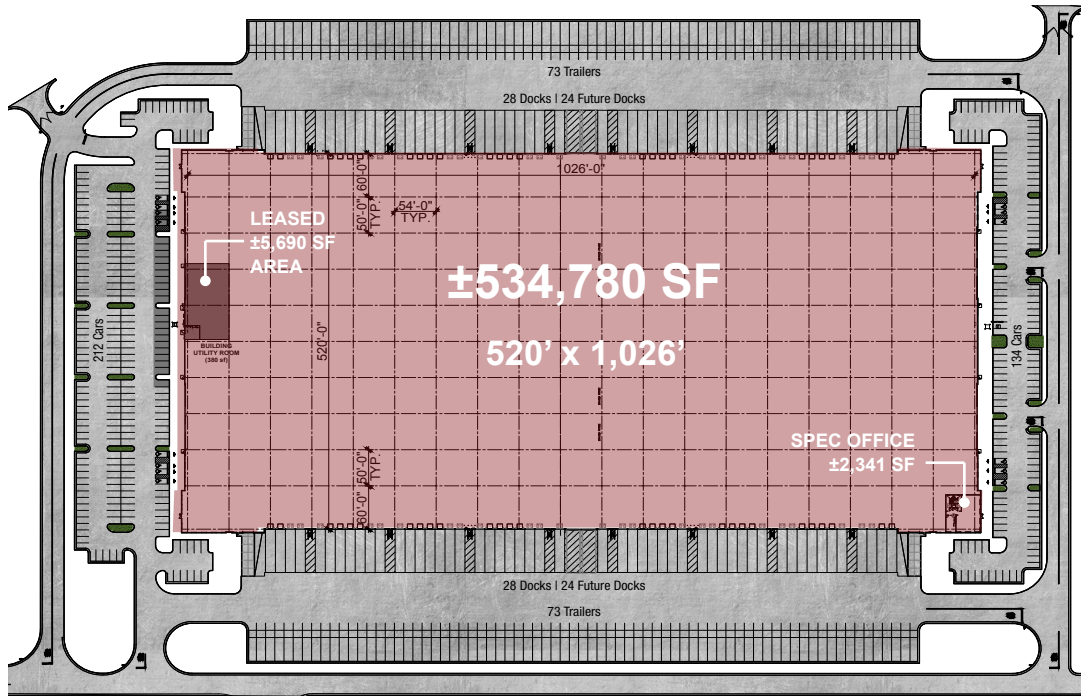
COMMERCE CENTER

PORT OF VIRGINIA
NEW CLASS A LIGHT INDUSTRIAL

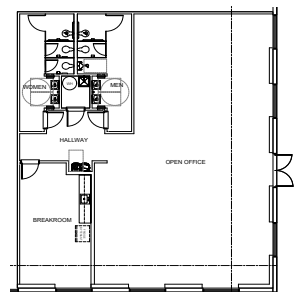
BUILDING 1

60 ABERDEEN ROAD

COMPLETED AND READY FOR OCCUPANCY



SPEC OFFICE ±2,341 SF



±534,780 AVAILABLE SF

56

DOCK DOORS

346

CAR SPACES

±146

TRAILER SPACES

40'

CLEAR HEIGHT

Dock Doors	56 (expandable to 104)
Drive-Ins	4
Clear Height	40'
Car Parking	346 Spaces
Trailer Parking	146 Spaces
Column Spacing	54' x 50' 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	Cross Dock, 520' x 1026"
Electric Service	4000 amp, 480V, 3-phase

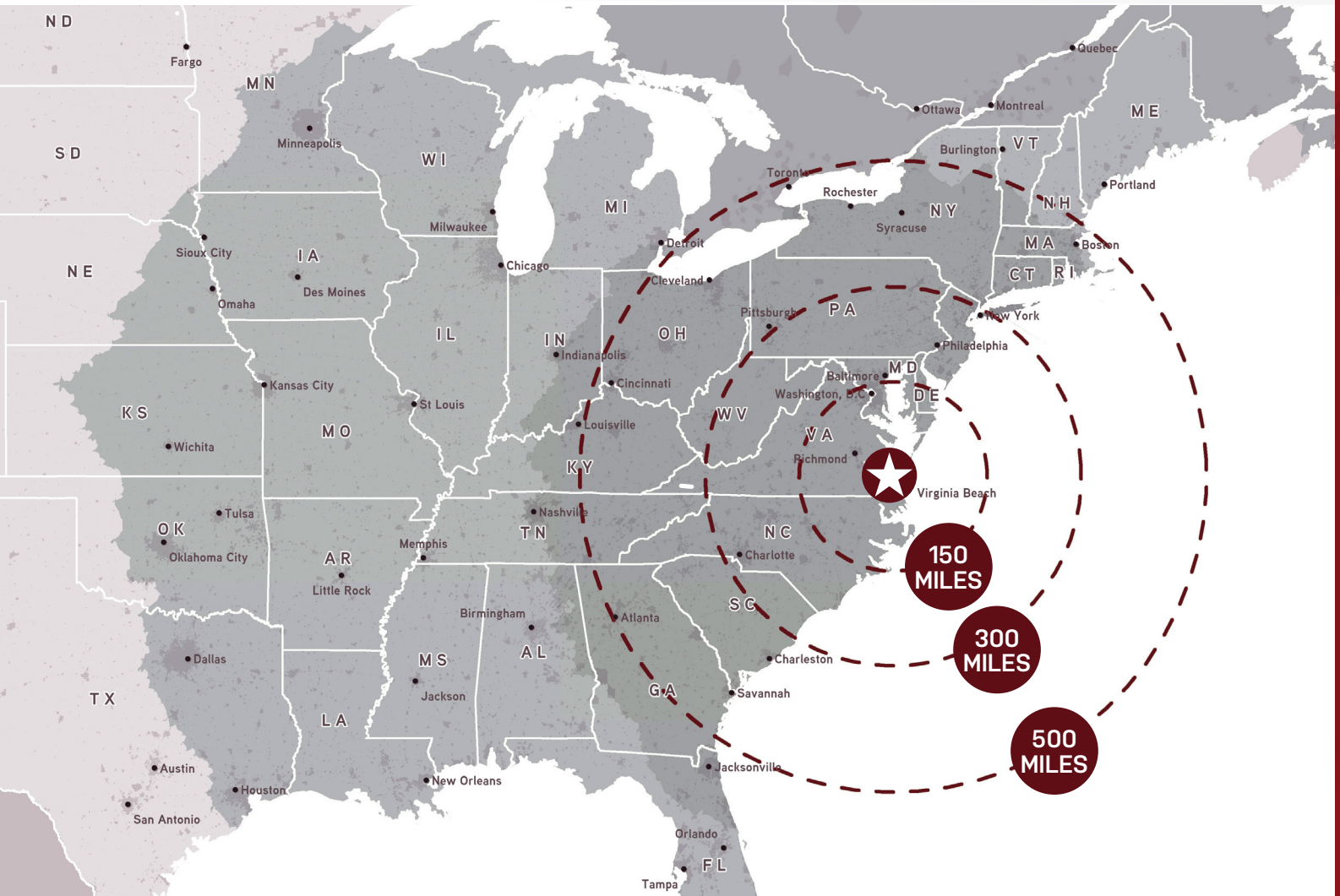
PURSuing LEED CERTIFICATION



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*

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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