



PHENIX
COMMERCE CENTER

FOR LEASE

READY FOR OCCUPANCY



30 ABERDEEN ROAD, HAMPTON, VA 23661

A DEVELOPMENT BY:



NorthPoint[™]
DEVELOPMENT

BUILDING 2: ±299,783 SF

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

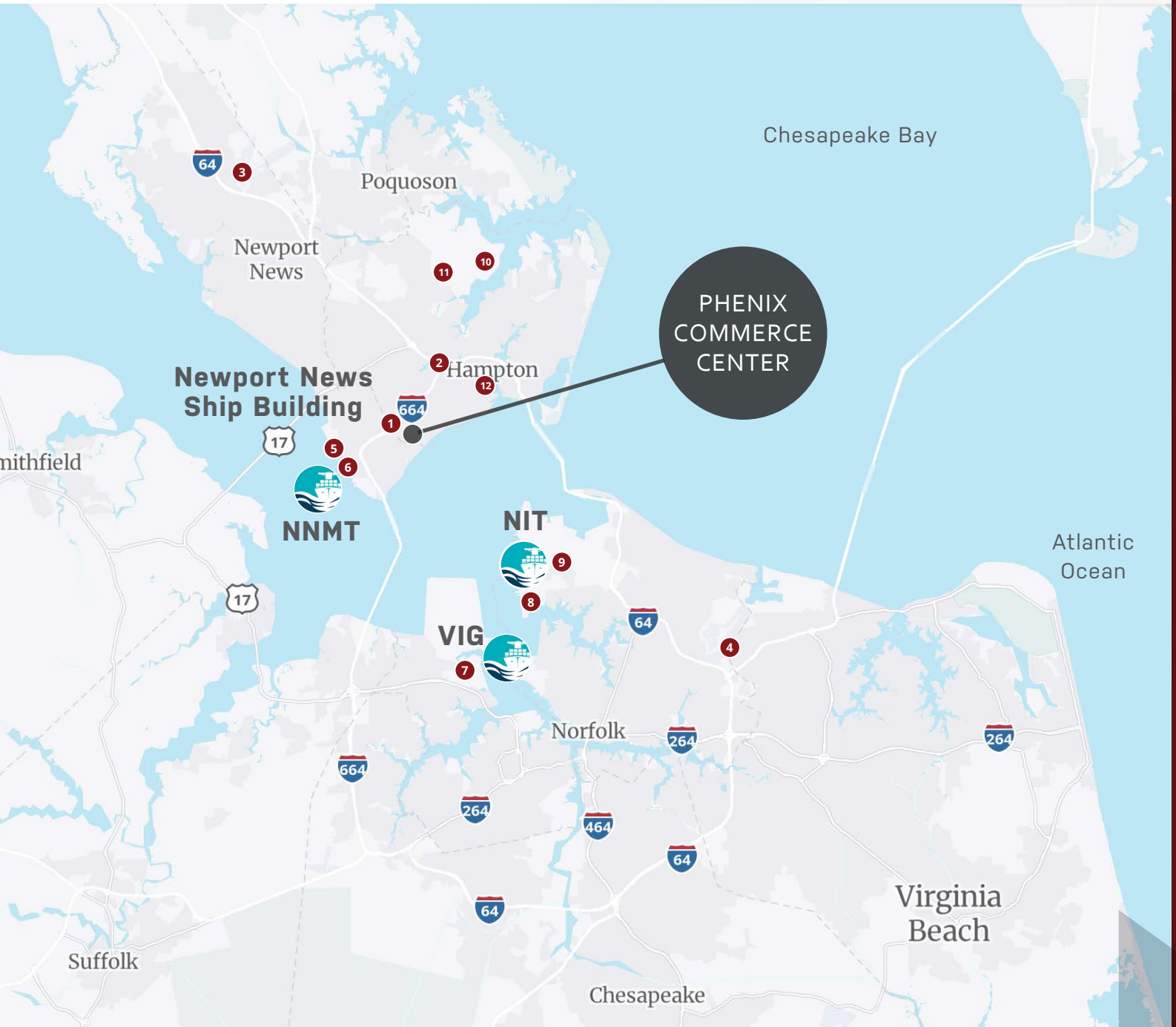
COMMERCE CENTER

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**



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.



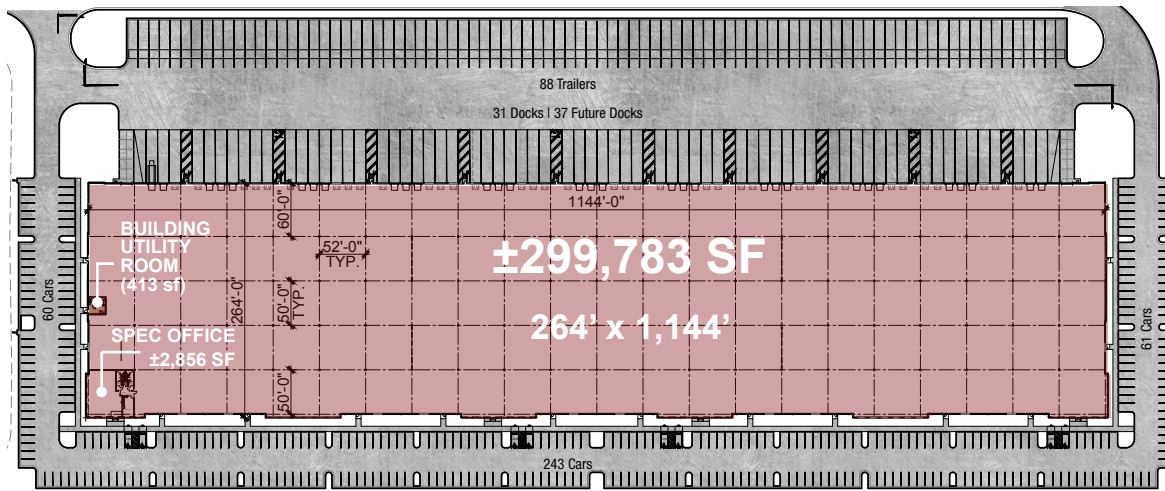
PHENIX

COMMERCE CENTER

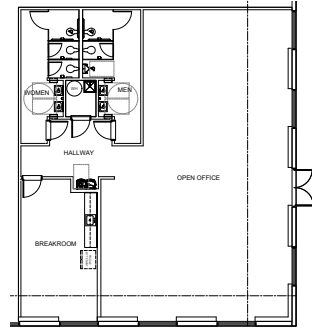
PORT OF VIRGINIA
NEW CLASS A LIGHT INDUSTRIAL

BUILDING 2

30 ABERDEEN RD - READY FOR OCCUPANCY
DIVISIBLE TO ±41,000 SF



SPEC OFFICE ±2,856 SF



±299,783 TOTAL SF

31

DOCK DOORS

364

CAR SPACES

88

TRAILER SPACES

36'

CLEAR HEIGHT

Dock Doors	31 (expandable to 68)	Floor Slab	7" non-reinforced concrete, 4,000 PSI
Drive-Ins	2	Truck Court	130' (185' with trailer parking)
Clear Height	36'	Lighting	LED with motion sensors, 30FC
Car Parking	364 Spaces	Sprinkler System	ESFR
Trailer Parking	88 Spaces	Configuration	Rear Load, 260' x 1144'
Column Spacing	52'x50' with 60' Speed Bays	Electric Service	4000 amp, 480V, 3-phase

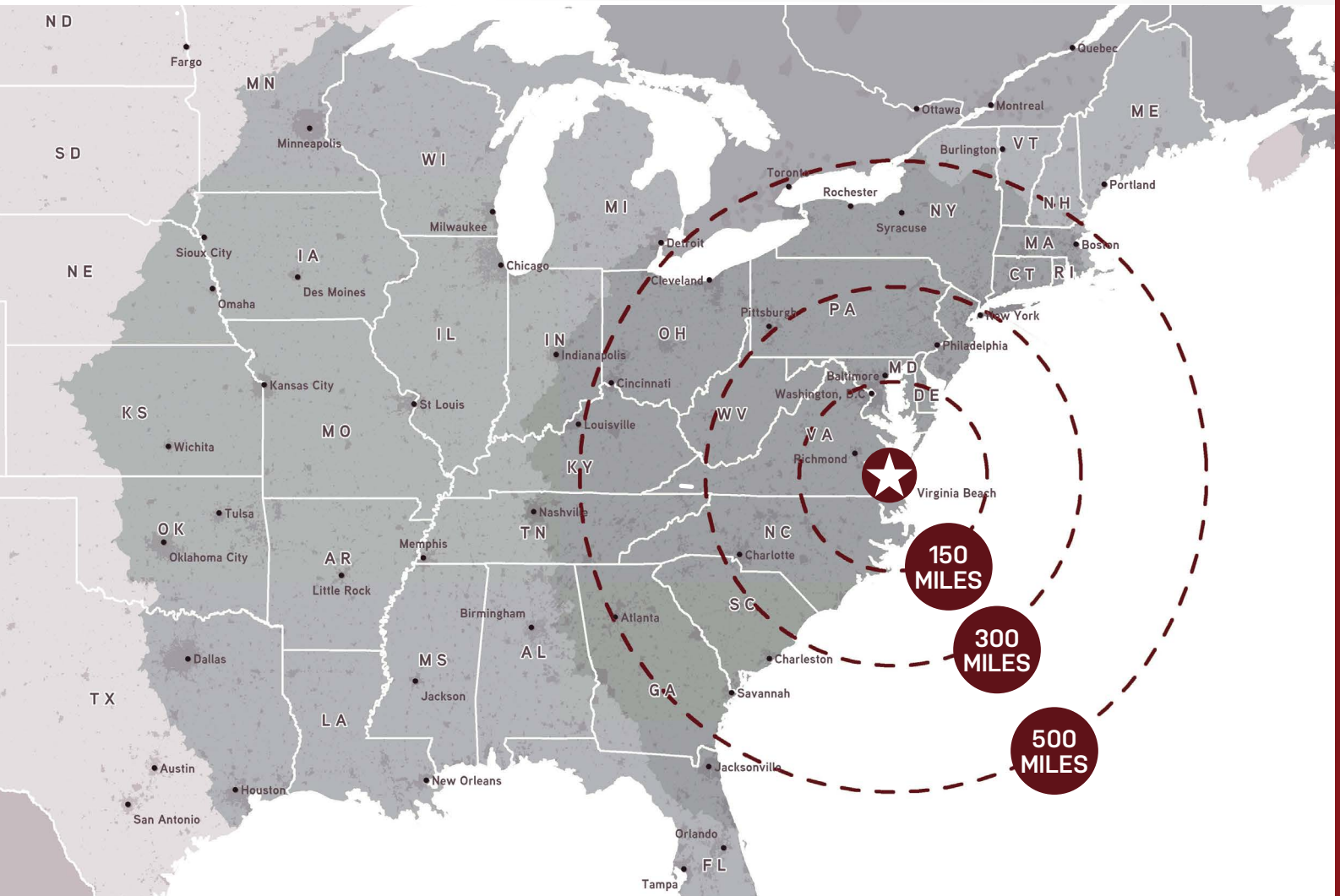
PURSUING LEED CERTIFICATION



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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