



PHENIX

COMMERCE CENTER

FOR LEASE

NEARING COMPLETION Q4 2024



30 & 60 ABERDEEN ROAD, HAMPTON, VA 23661

BUILDING 1: ±540,470 SF
BUILDING 2: ±299,783 SF

A DEVELOPMENT BY:



Building 2
Divisible to
±41,000 SF

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LEASING BY:





PHENIX

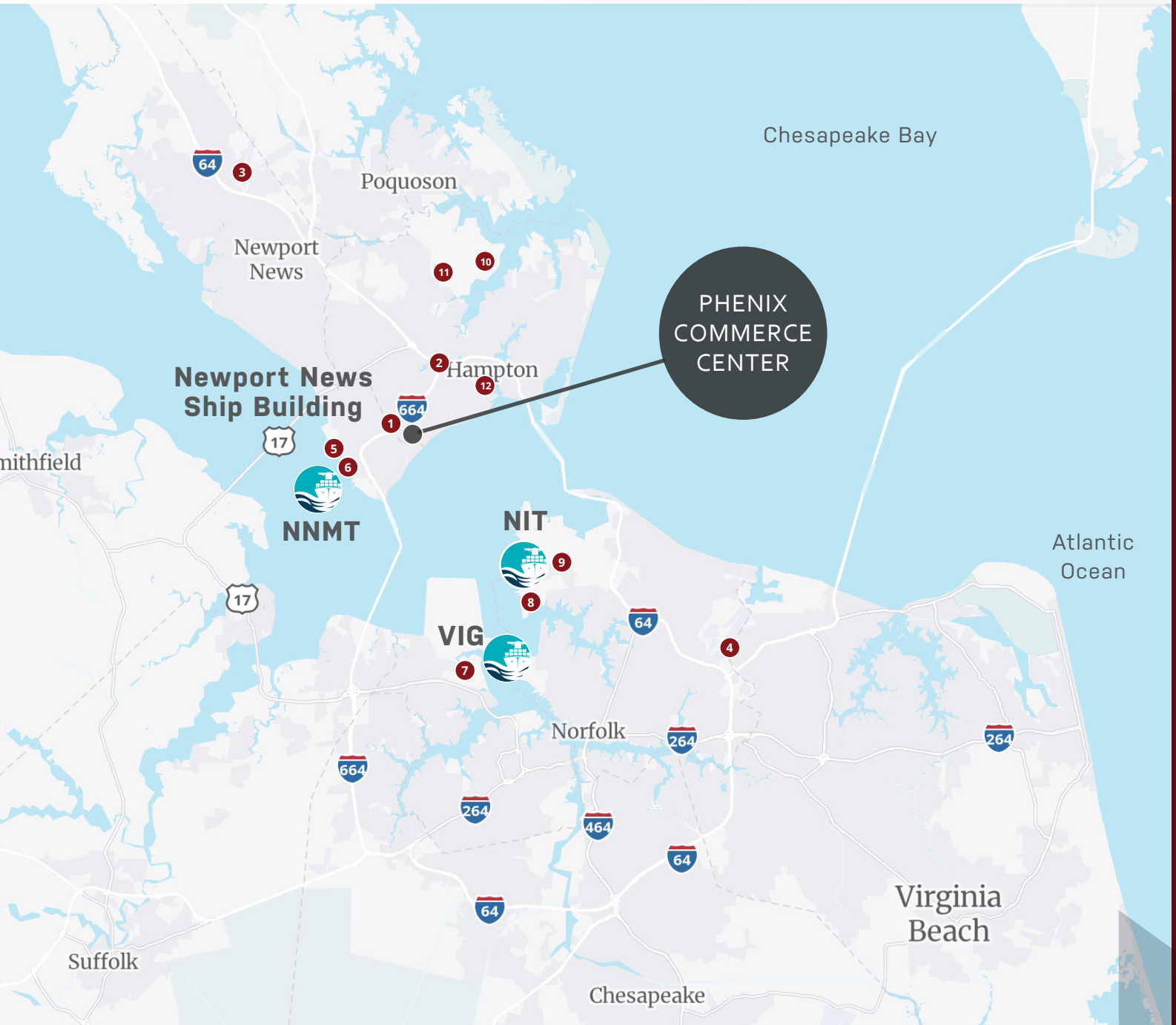
COMMERCE CENTER

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

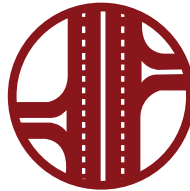
- 1 I-664 Interchange - 0.23 mile**
- 2 I-64 Interchange - 2.5 miles**
- 3 Newport News/Williamsburg International Airport - 15 miles**
- 4 Norfolk International Airport - 21 miles**
- 5 Newport News Shipbuilding - 2.7 miles**
- 6 Newport News Marine Terminal - 3.5 miles**
- 7 Virginia International 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**

PORT OF VIRGINIA
NEW CLASS A LIGHT INDUSTRIAL



OUTSTANDING LABOR POOL

>74,000 manufacturing and logistics workers within 30 minutes



STRONG AMENITIES AND MIX OF USES

Phenix Commerce Center at the Port of Virginia is perfect for a variety of users, including light manufacturing, warehousing and logistics related users.



ACCESS TO INTERSTATE 664 & 64

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



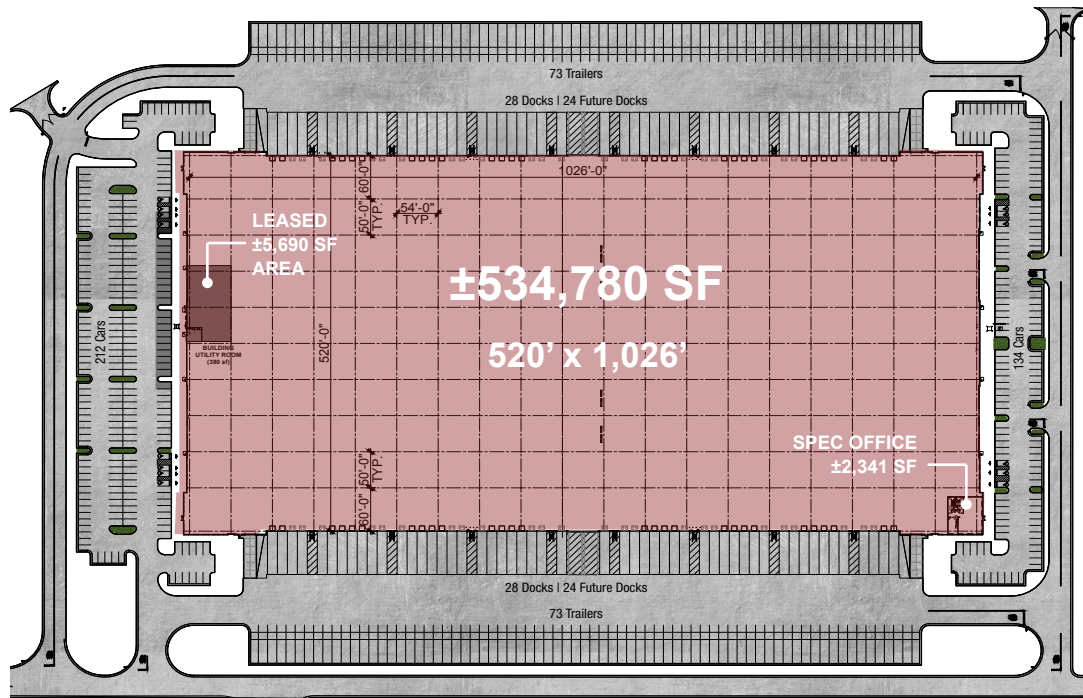
PHENIX

COMMERCE CENTER

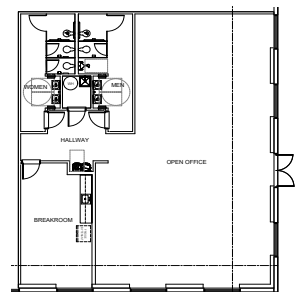
PORT OF VIRGINIA
NEW CLASS A LIGHT INDUSTRIAL

BUILDING 1

60 ABERDEEN RD - DELIVERING EARLY Q1 2025



SPEC OFFICE ±2,341 SF



±534,780 AVAILABLE SF

56

DOCK DOORS

346

CAR SPACES

±146

TRAILER SPACES

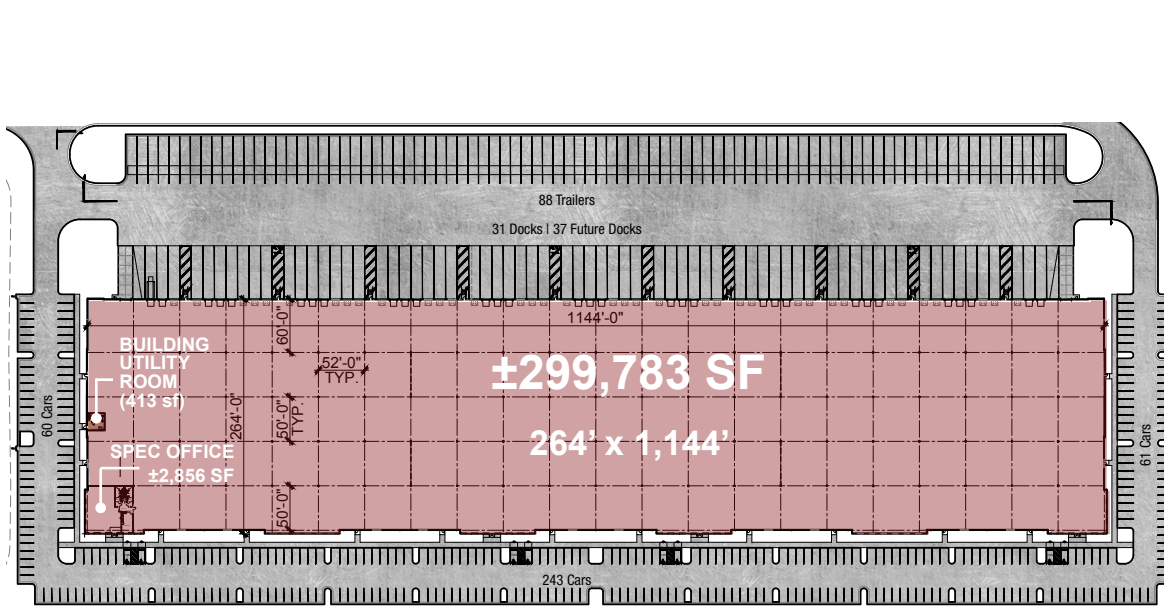
40'

CLEAR HEIGHT

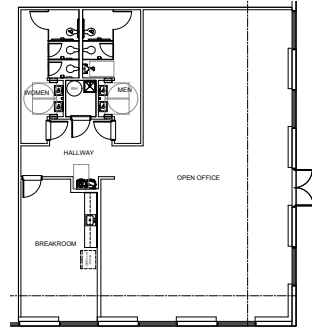
Dock Doors	56 (expandable to 104)
Drive-Ins	4
Clear Height	40'
Car Parking	346 Spaces
Trailer Parking	146 Spaces
Column Spacing	54' x 50' with 60' Speed Bays

Floor Slab	7" non-reinforced 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



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

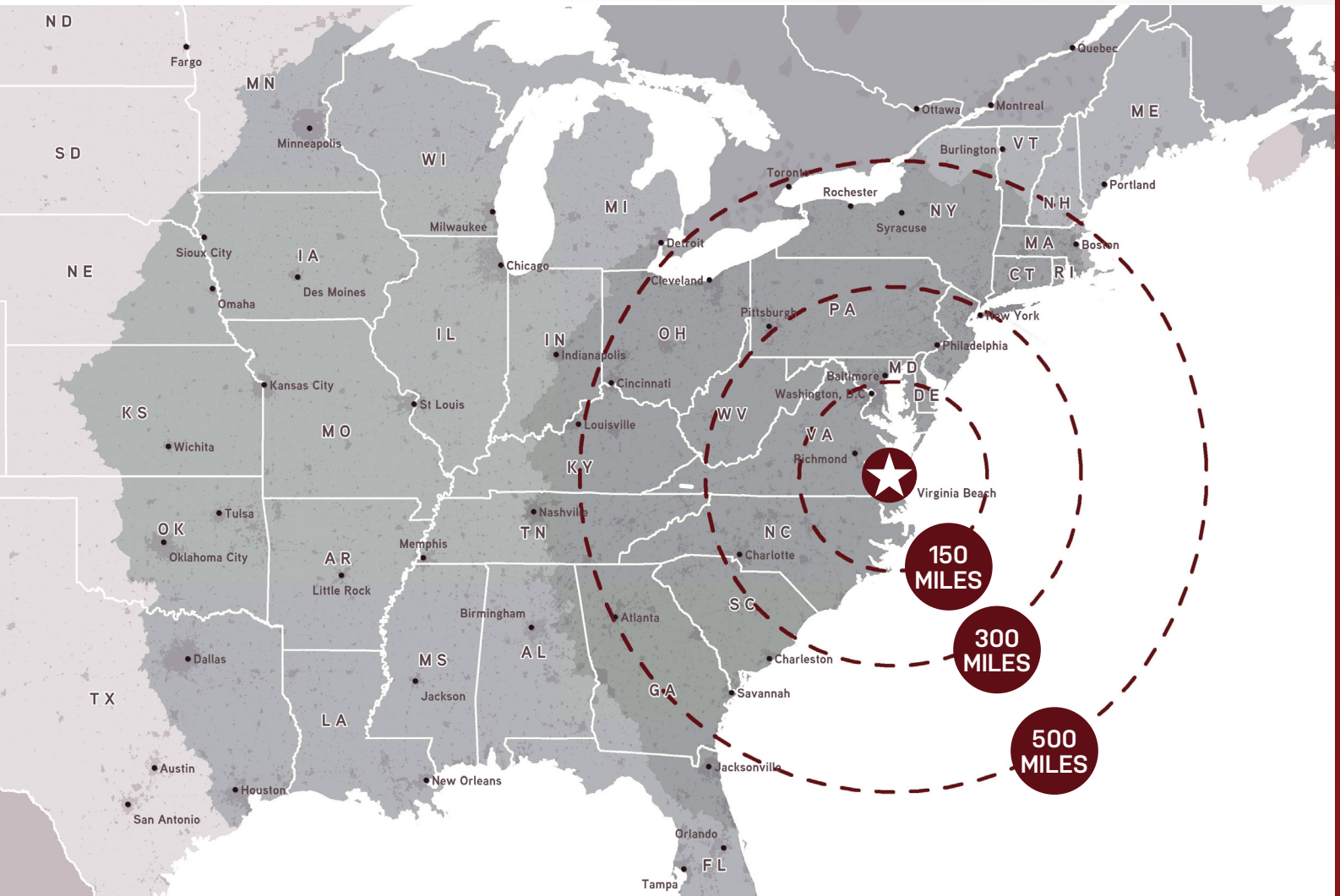


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PORT OF VIRGINIA
NEW CLASS A LIGHT INDUSTRIAL

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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