



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

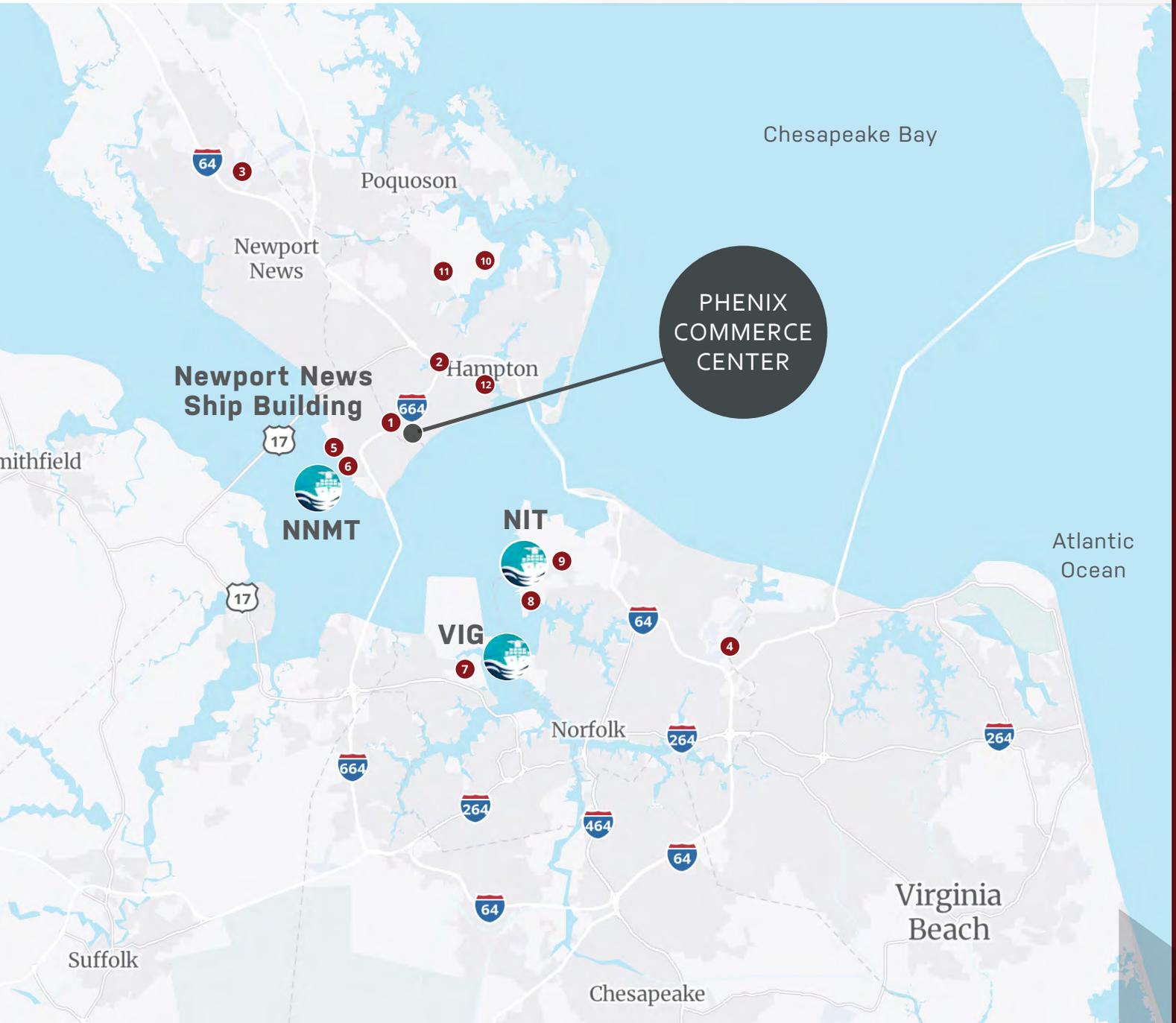
60 ABERDEEN ROAD
COMPLETED AND READY FOR OCCUPANCY



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



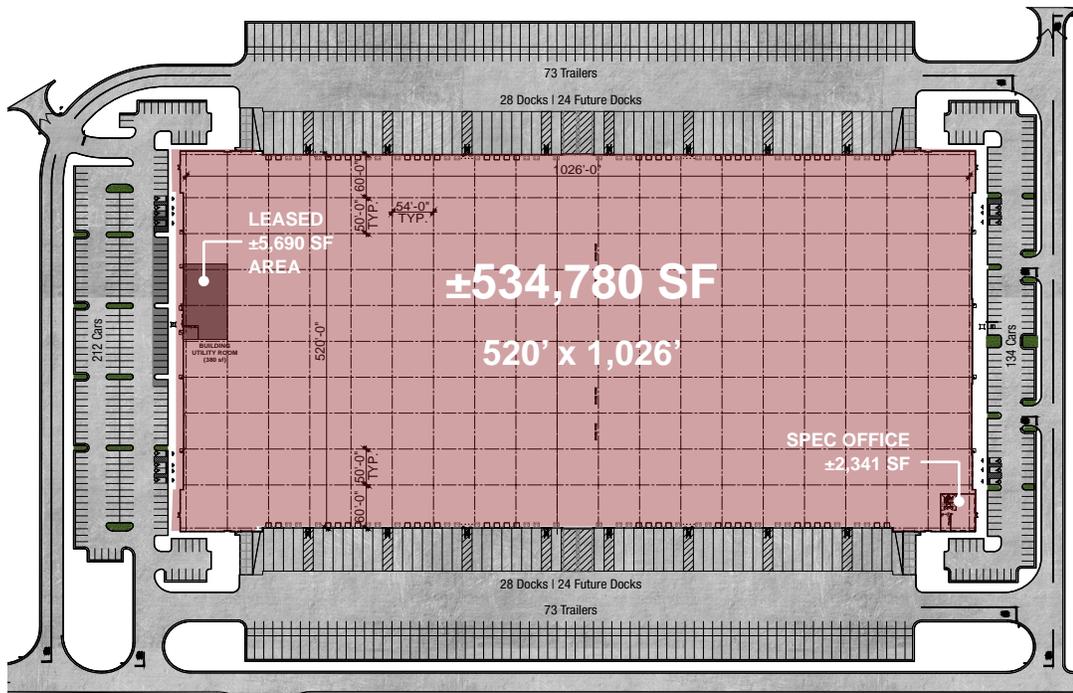
ENTERPRISE ZONE

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

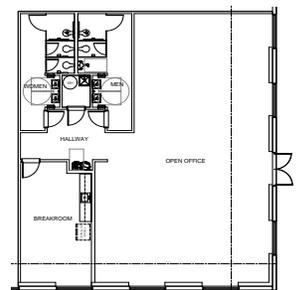


ACCESS TO INTERSTATE 664 & 64

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



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

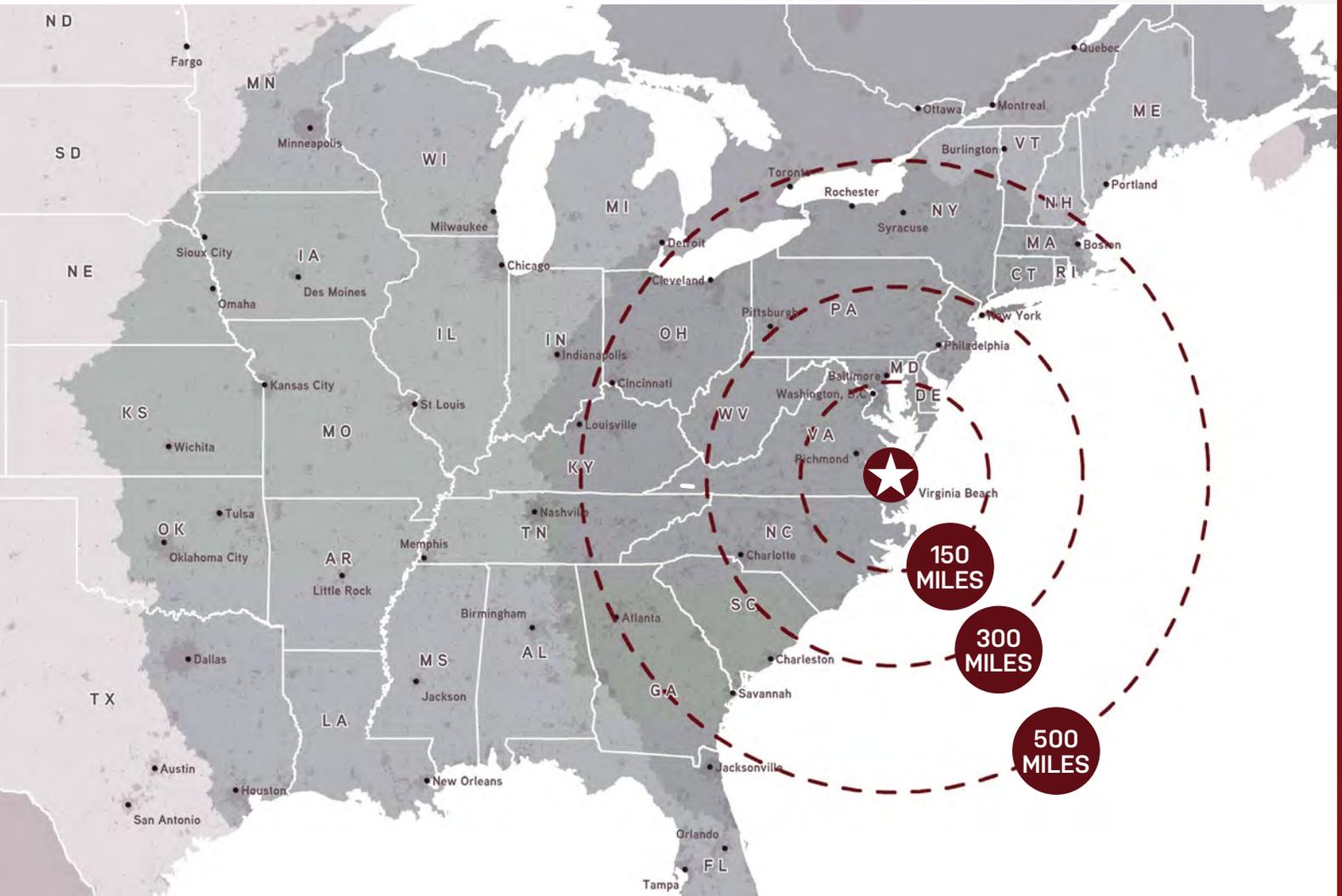
Floor Slab	7" concrete, 4,000 PSI
Truck Court	130' (185' with trailer parking)
Lighting	LED with motion sensors, 30FC
Sprinkler System	ESFR
Configuration	Cross Dock, 520' x 1026"
Electric Service	4000 amp, 480V, 3-phase



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

130,958,206
POPULATION

38.3%
OF UNITED STATES
POPULATION

\$1.74B
IN RETAIL GOODS
CONSUMER SPENDING

*Within a Two-Day's Truck Drive

244,901,978
POPULATION

71.6%
OF UNITED STATES
POPULATION

\$3.13B
IN RETAIL GOODS
CONSUMER SPENDING

**Demographics from Q3 2025*



PORT OF VIRGINIA & REGIONAL INFRASTRUCTURE UPGRADES

DEEP WATER. MODERN TERMINALS. GLOBAL REACH.

- 55 foot deep channels — the deepest on the East Coast, enabling next generation vessel access
- Fully widened channels supporting two way Ultra Large Container Vessel (ULCV) traffic
- Channel deepening delivering February 2026

ULCV READY TERMINAL CAPACITY

- Four active ULCV berths (two each at NIT and VIG)
- Fifth ULCV berth under construction at NIT North (2027 delivery)
- Modern, ULCV-capable ship-to-shore crane infrastructure supporting simultaneous processing of multiple large vessels
- Highly automated terminal operations designed for speed, reliability, and scale

A STRATEGIC ADVANTAGE FOR PHENIX COMMERCE CENTER USERS

Designed to support high volume, global distribution operations:

- Direct interstate connectivity to all ULCV berths
- Minutes to NIT, VIG, and Newport News Marine Terminal
- Scalable infrastructure for large occupiers and 3PL users
- Recognized as America's Most Modern Gateway

INCREASE SPEED TO MARKET

Phenix Commerce Center is positioned within one of the East Coast's most significant transportation investment corridors:

- \$3.9 billion Hampton Roads Bridge Tunnel expansion, enhancing regional capacity and connectivity, scheduled for completion February 2027
- I-64 Southside widening completed in 2024, improving traffic flow and interstate access

Together, these investments reduce congestion, enhance freight mobility, and accelerate outbound distribution throughout Hampton Roads and beyond.

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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