

FOR SUBLEASE

HIGH-BAY INDUSTRIAL DEVELOPMENT

CLASS A - NEW CONSTRUCTION

PORT OF VIRGINIA

30 ABERDEEN ROAD

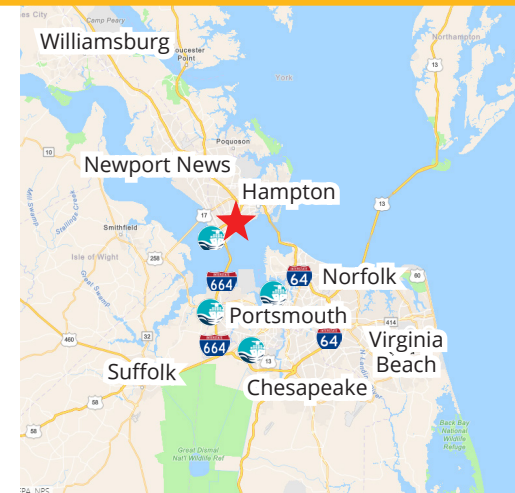
HAMPTON, VA 23661



PHENIX COMMERCE CENTER

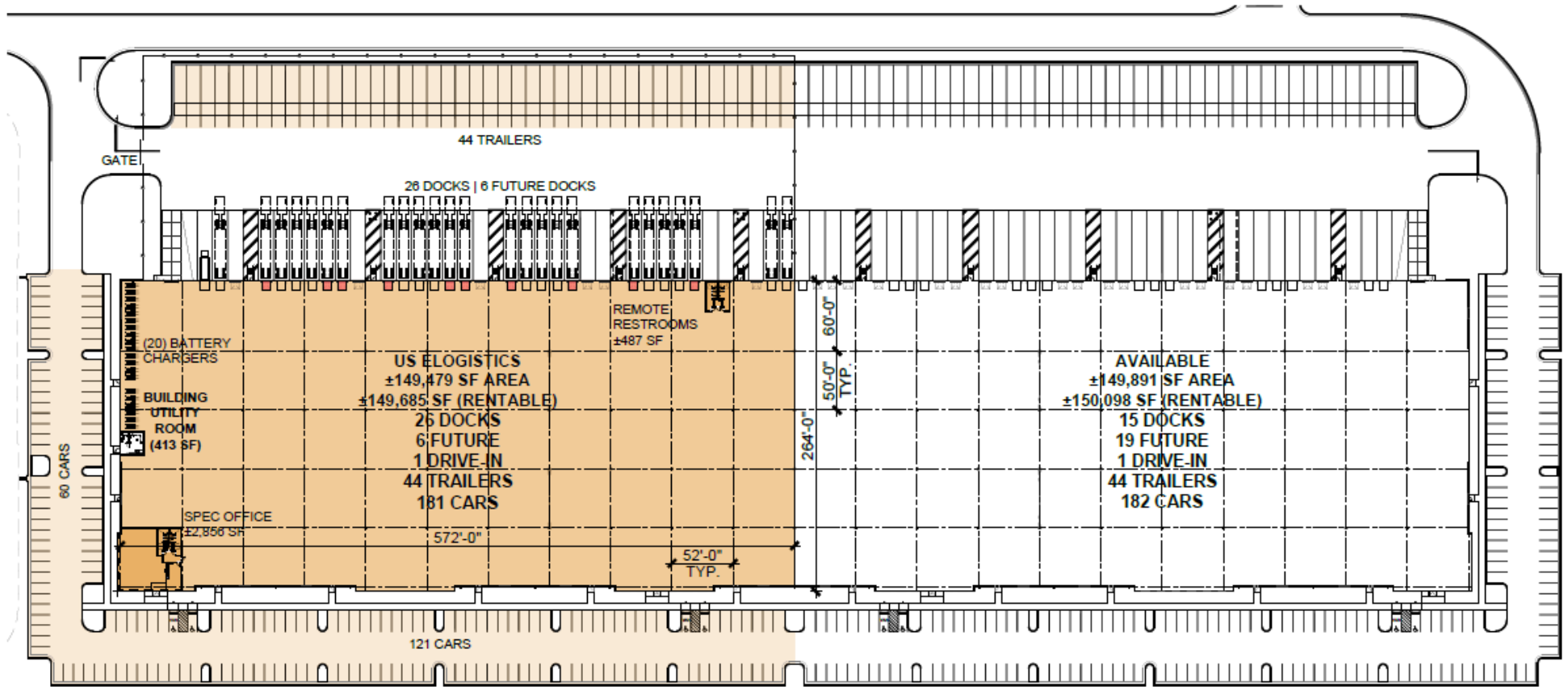
ABOUT PROPERTY

- ± 149,685 SF Total
- ± 3,343 SF of Office
- ESRF
- 36' Clear
- 26 - 9' x 10' Dock Doors (Expandable to 32)
- Dock Packages - 45,000 lb. Pit Levelers, Brush Weather Seals, Night Locks, Bumpers and Dock Lights
- 1 - 12' x 14' Grade Level Loading Door
- Column Spacing - 52' x 50' (60' in Speed Bay)
- Zoned - M-2 Industrial
- LED Motion Sensor Lights; 30 FC
- 7" Non-Reinforced Concrete Slab, 4,000 psi
- 3-Phase, 480 V, 2,000 Amp
- 185' Truck Court
- ± 44 Trailer Stalls
- ± 181 Car Parking Spaces
- Construction - Tilt-Concrete Panels
- Dimensions - ± 572' x ± 264'
- Lease Expiration - 12/31/30



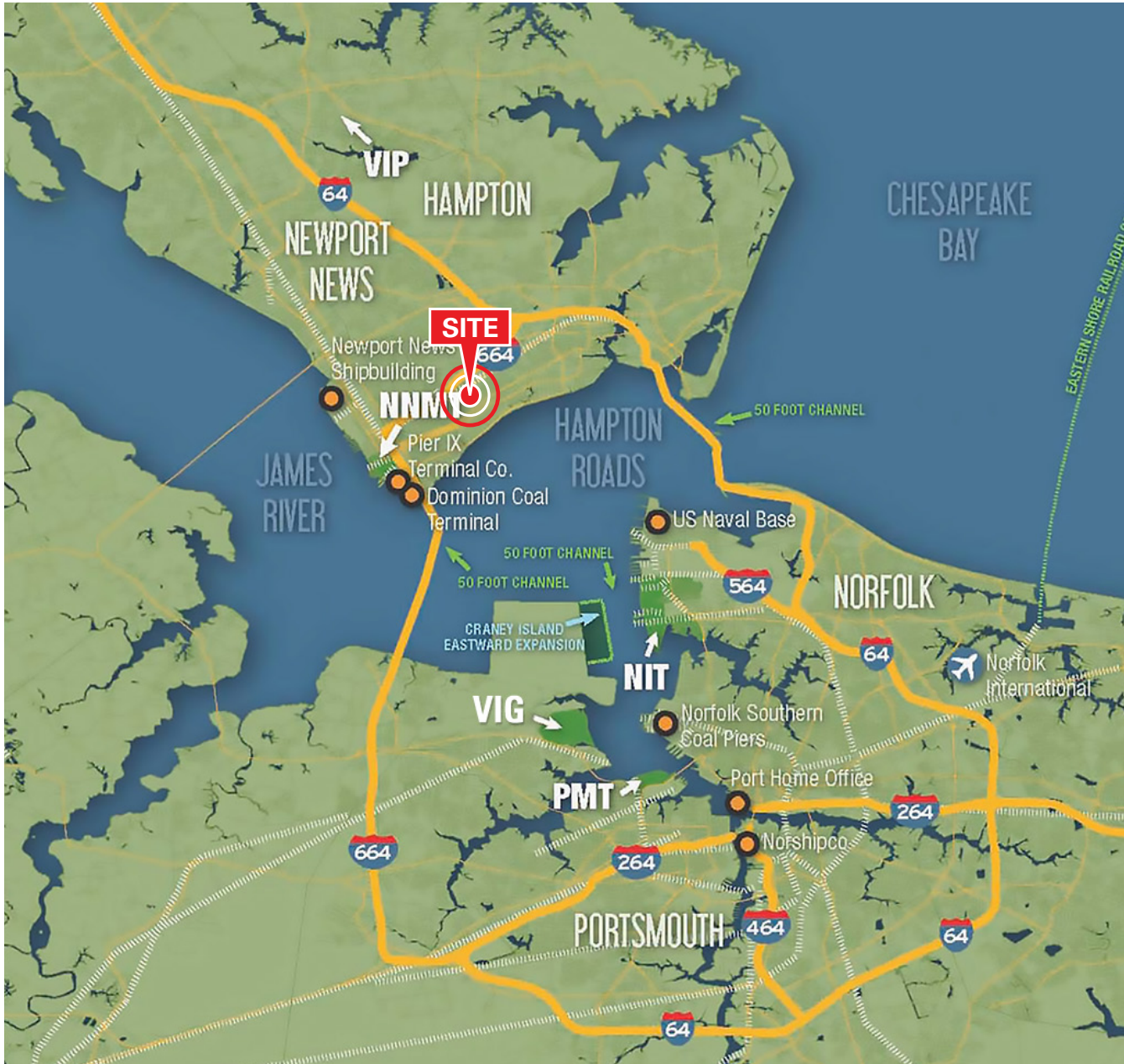
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APPROXIMATE DISTANCES

Virginia International Gateway	± 15 Miles
Norfolk International Terminal	± 18 Miles
Newport News Marine Terminal	± 3.5 Miles
Richmond Marine Terminal	± 81 Miles
I-64	± 2.5 Miles
I-95	± 79 Miles
I-664	± .23 Miles
US 460	± 28 Miles
Richmond	± 77 Miles
Norfolk Naval Shipyard	± 22 Miles
Norfolk Naval Base	± 19 Miles
Newport News Shipbuilding	± 2.7 Miles
Langley Air Force Base	± 9.3 Miles
NASA Langley Research Center	± 7.9 Miles
Norfolk International Airport	± 21 Miles
NN International Airport	± 15 Miles
Richmond International Airport	± 71 Miles
Little Creek - Joint Exp. Base	± 18 Miles
Oceana Naval Air Station	± 37 Miles

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