



**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





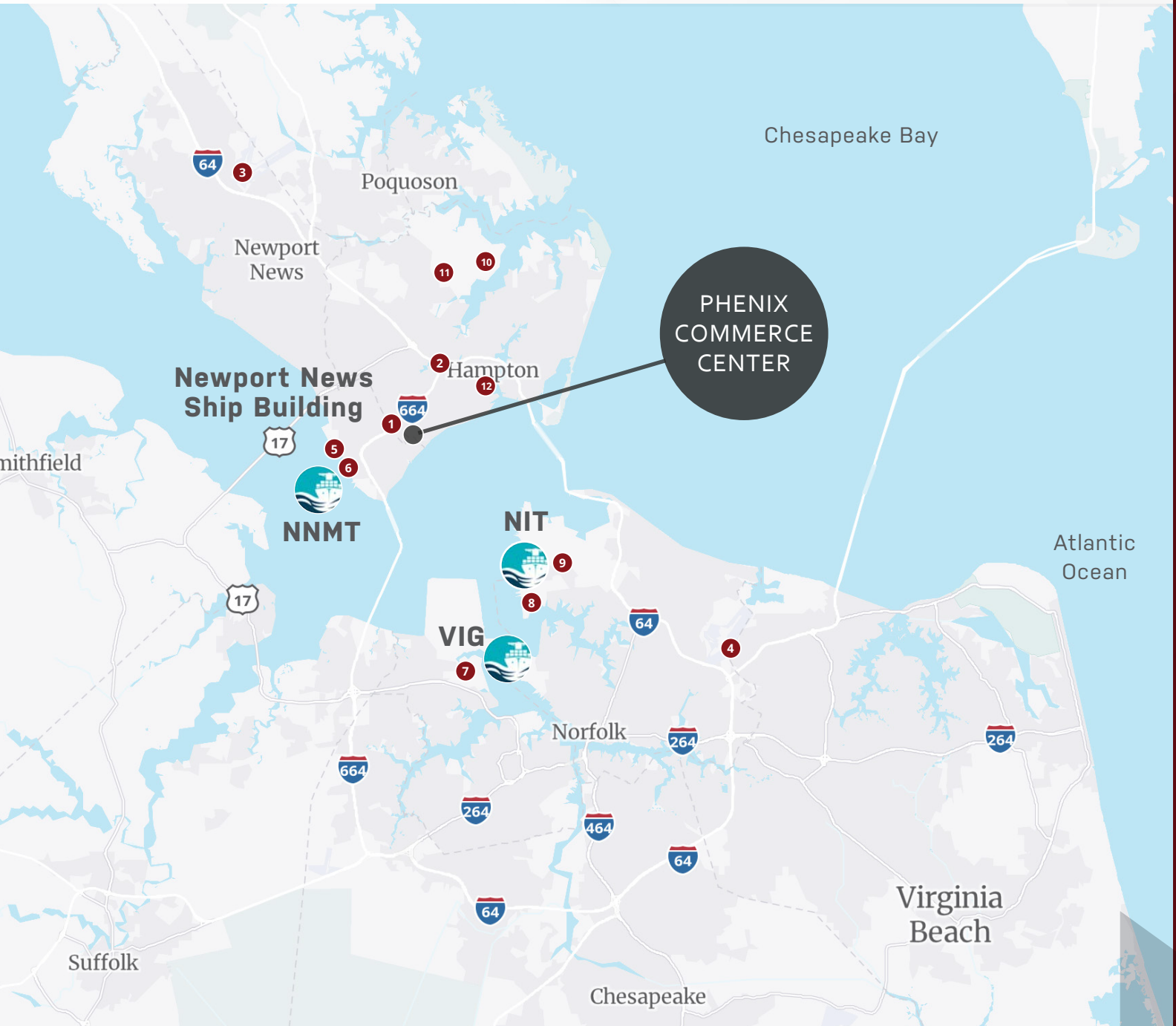
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## SITE ADVANTAGES

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





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## MASTER SITE PLAN



### OUTSTANDING LABOR POOL

>74,000 manufacturing  
and logistics workers  
within 30 minutes



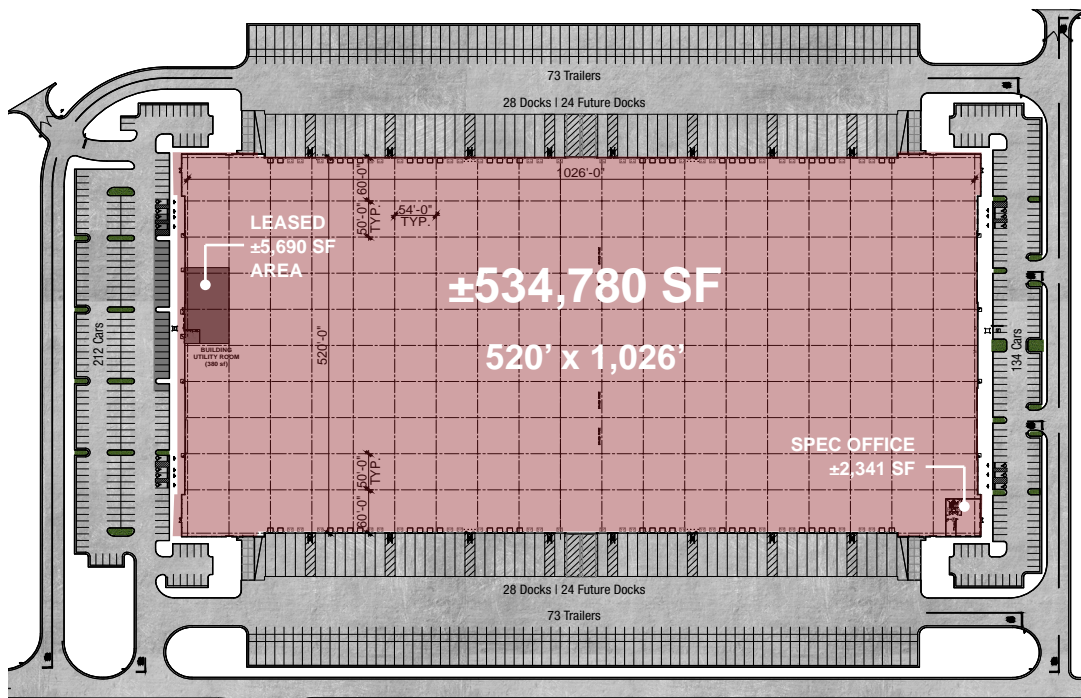
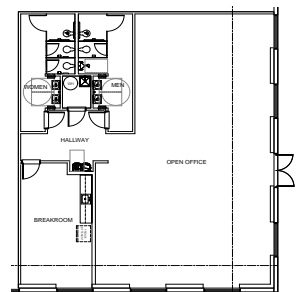
### ENTERPRISE ZONE

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.


**SPEC OFFICE ±2,341 SF**


# ±534,780 AVAILABLE SF

**56**

DOCK DOORS

**346**

CAR SPACES

**±146**

TRAILER SPACES

**40'**

CLEAR HEIGHT

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

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

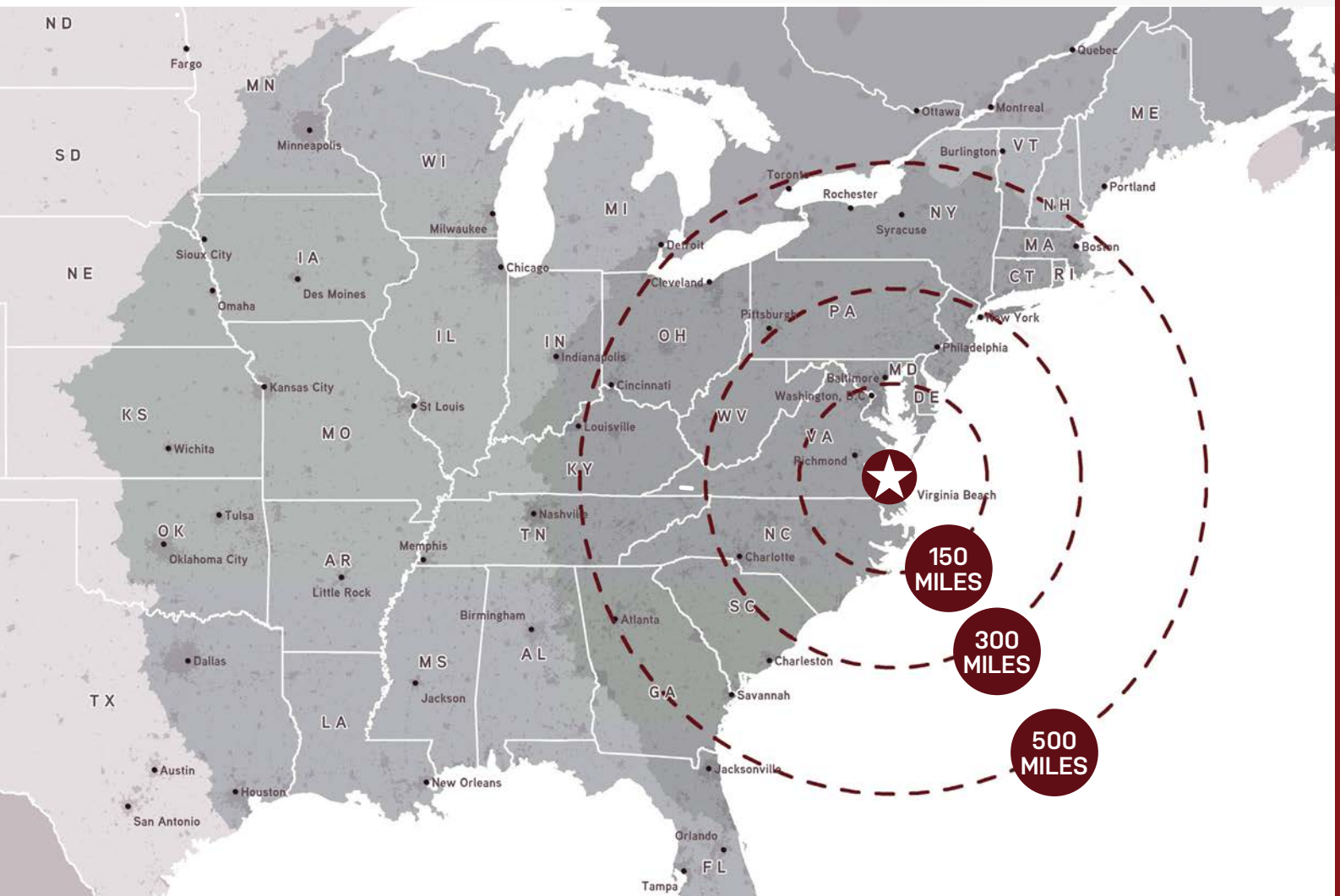




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**ONE-OF-A-KIND  
ACCESS**



## 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

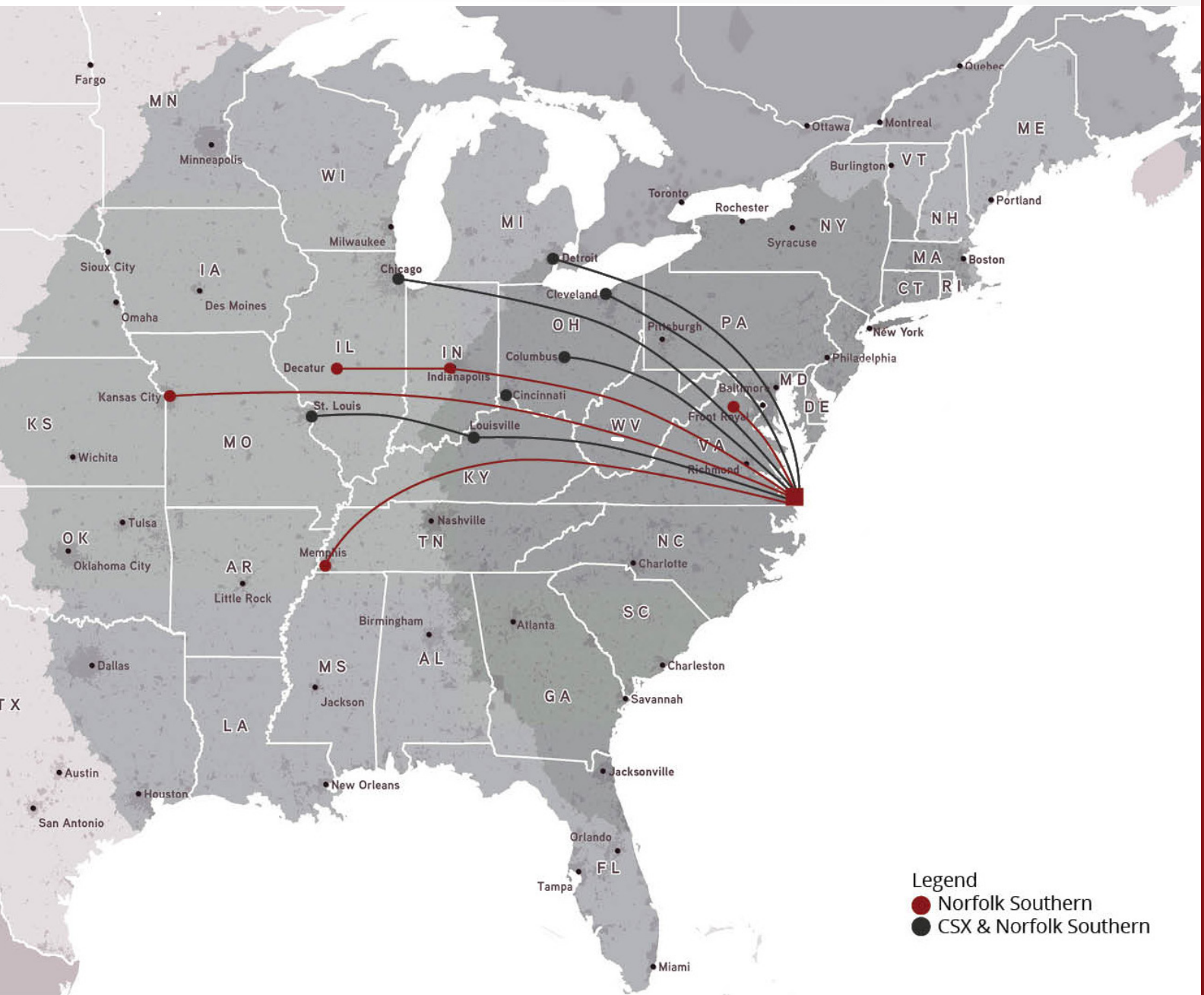
*\*Demographics from 2021*



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## RAIL ACCESS



## RAIL: REACH FARTHER, FASTER

VIRGINIA HAS THE MOST EXPANSIVE RAIL REACH ON THE U.S. EAST COAST WITH TWO CLASS I RAIL PARTNERS, NORFOLK SOUTHERN AND CSX, TO SUPPORT SEAMLESS FREIGHT DELIVERY. 7 MILES OF ON-DOCK TRACK CONNECTS YOUR FREIGHT CARGO TO AMERICA.

*\*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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