



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





PHENIX

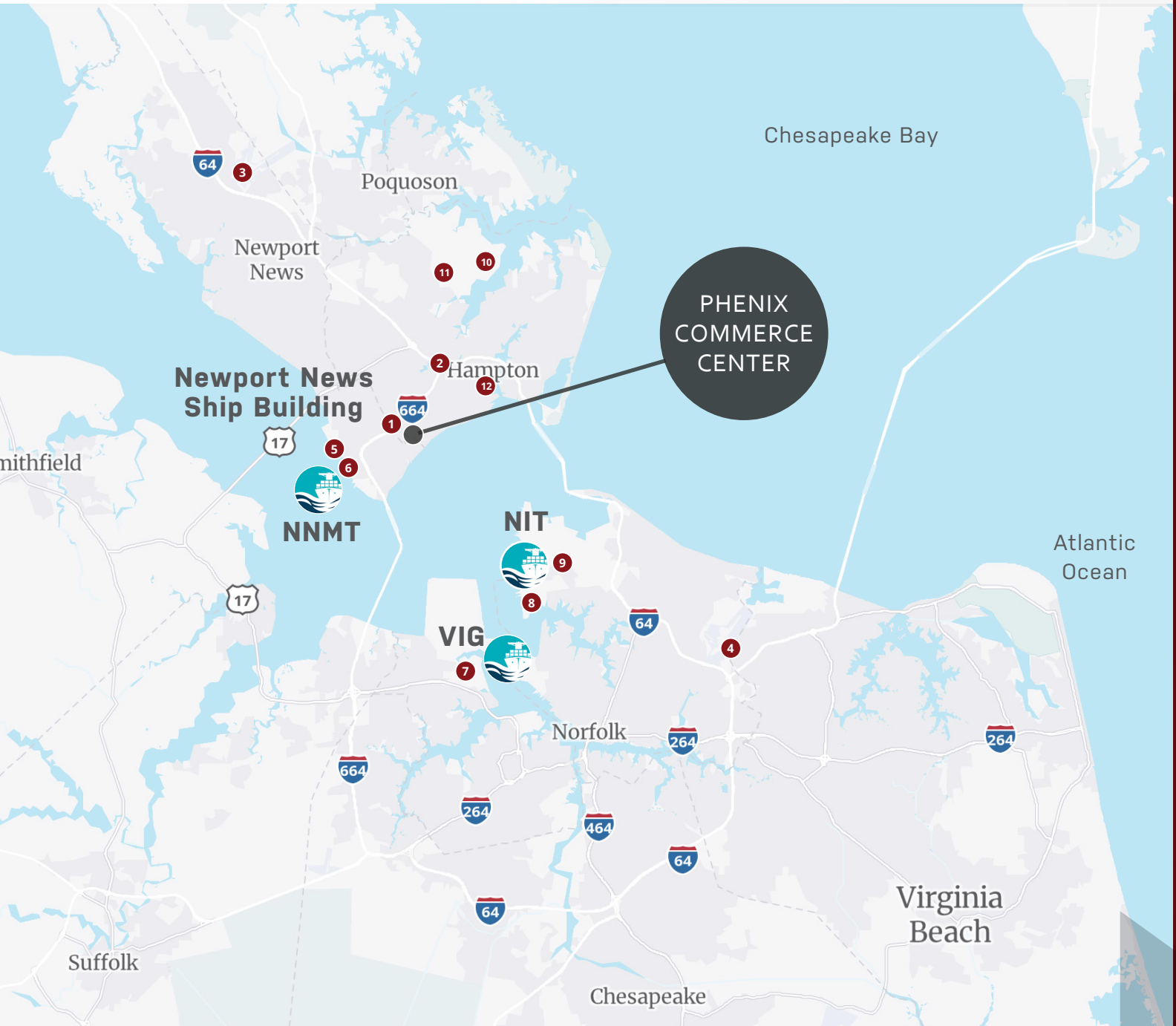
COMMERCE CENTER

PORT OF VIRGINIA
NEW CLASS A LIGHT INDUSTRIAL

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 |



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

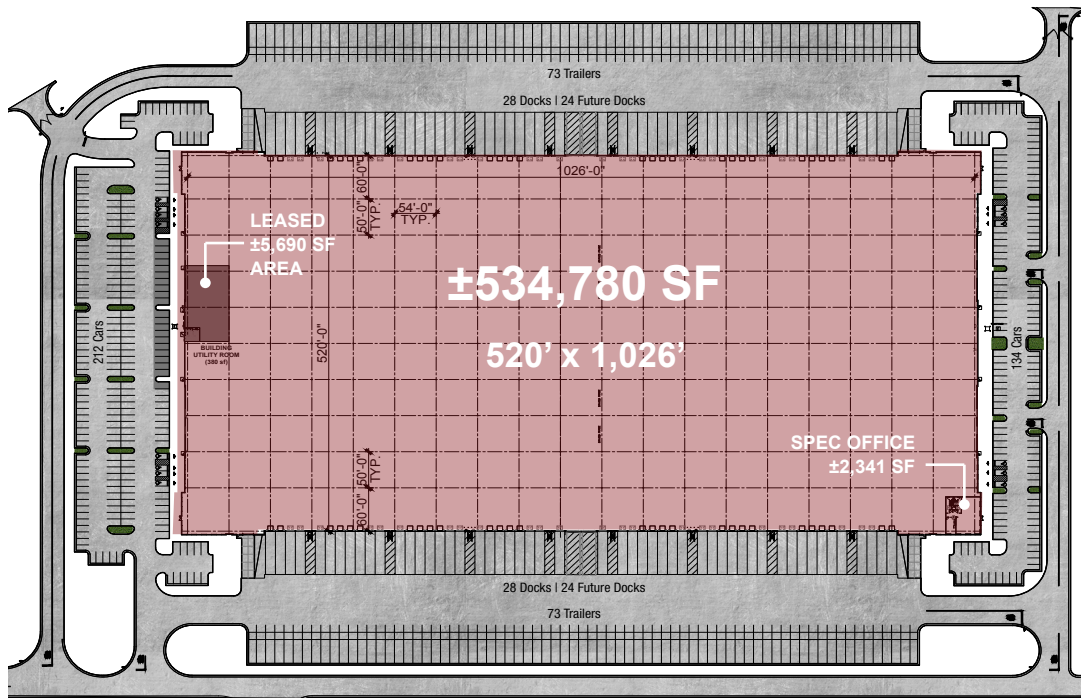
COMMERCE CENTER

PORT OF VIRGINIA
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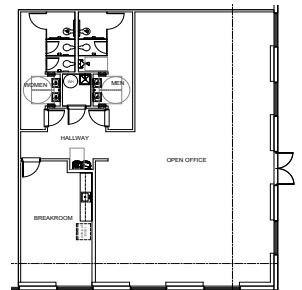
BUILDING 1

60 ABERDEEN ROAD

COMPLETED AND READY FOR OCCUPANCY



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)	Floor Slab	7" concrete, 4,000 PSI
Drive-Ins	4	Truck Court	130' (185' with trailer parking)
Clear Height	40'	Lighting	LED with motion sensors, 30FC
Car Parking	346 Spaces	Sprinkler System	ESFR
Trailer Parking	146 Spaces	Configuration	Cross Dock, 520' x 1026"
Column Spacing	54' x 50' with 60' Speed Bays	Electric Service	4000 amp, 480V, 3-phase

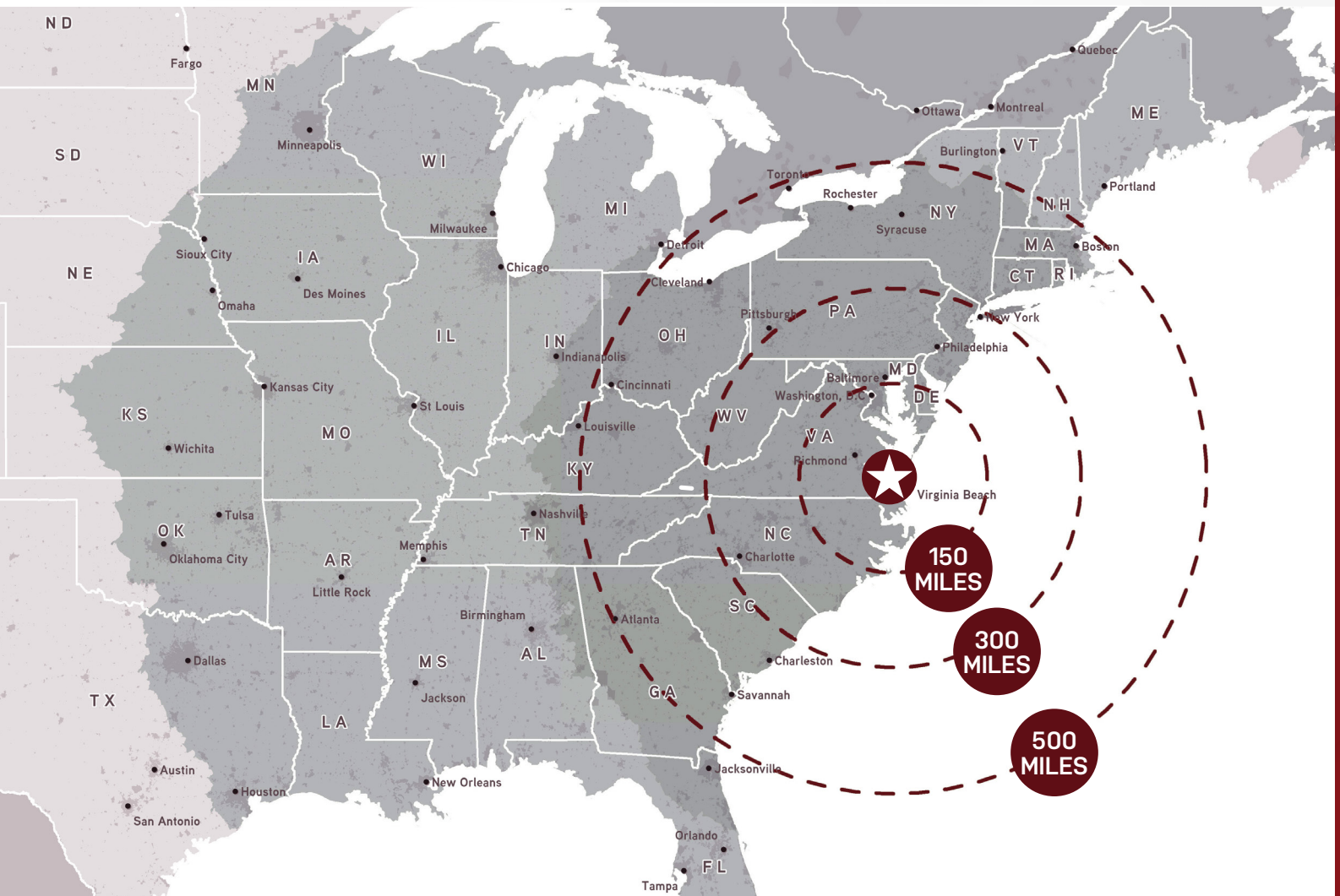
PURSUING LEED CERTIFICATION



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

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*

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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