



PHENIX
COMMERCE CENTER

FOR LEASE

READY FOR OCCUPANCY



30 ABERDEEN ROAD, HAMPTON, VA 23661

A DEVELOPMENT BY:



NorthPoint™
DEVELOPMENT

BUILDING 2: ±68,032 SF Available

Completed And Ready For Occupancy

Divisible to ±41,000 SF

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LEASING BY:





PHENIX
COMMERCE CENTER

PORT OF VIRGINIA
NEW CLASS A LIGHT INDUSTRIAL

BUILDING 2

30 ABERDEEN ROAD
COMPLETED AND READY FOR OCCUPANCY





PHENIX

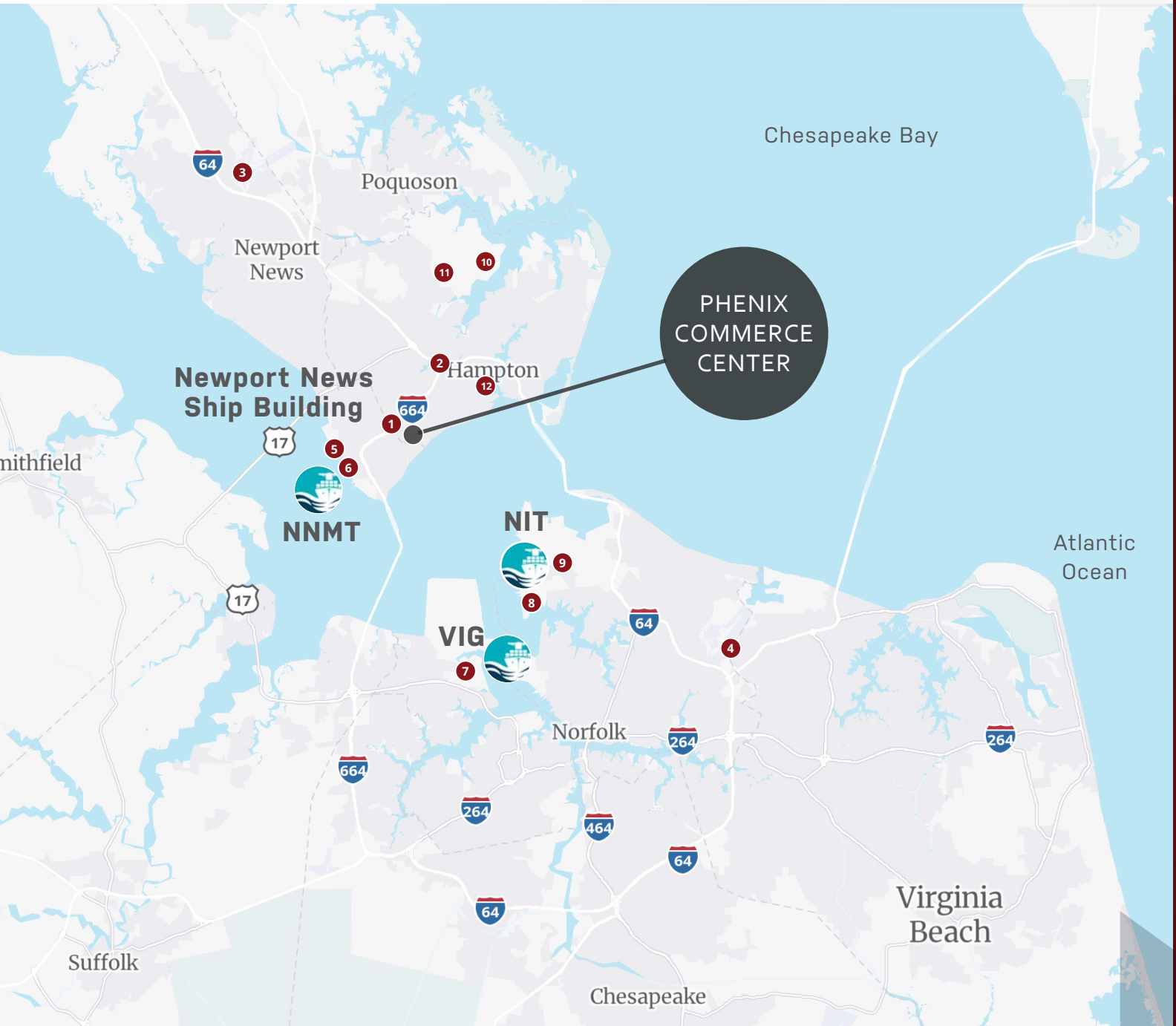
COMMERCE CENTER

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



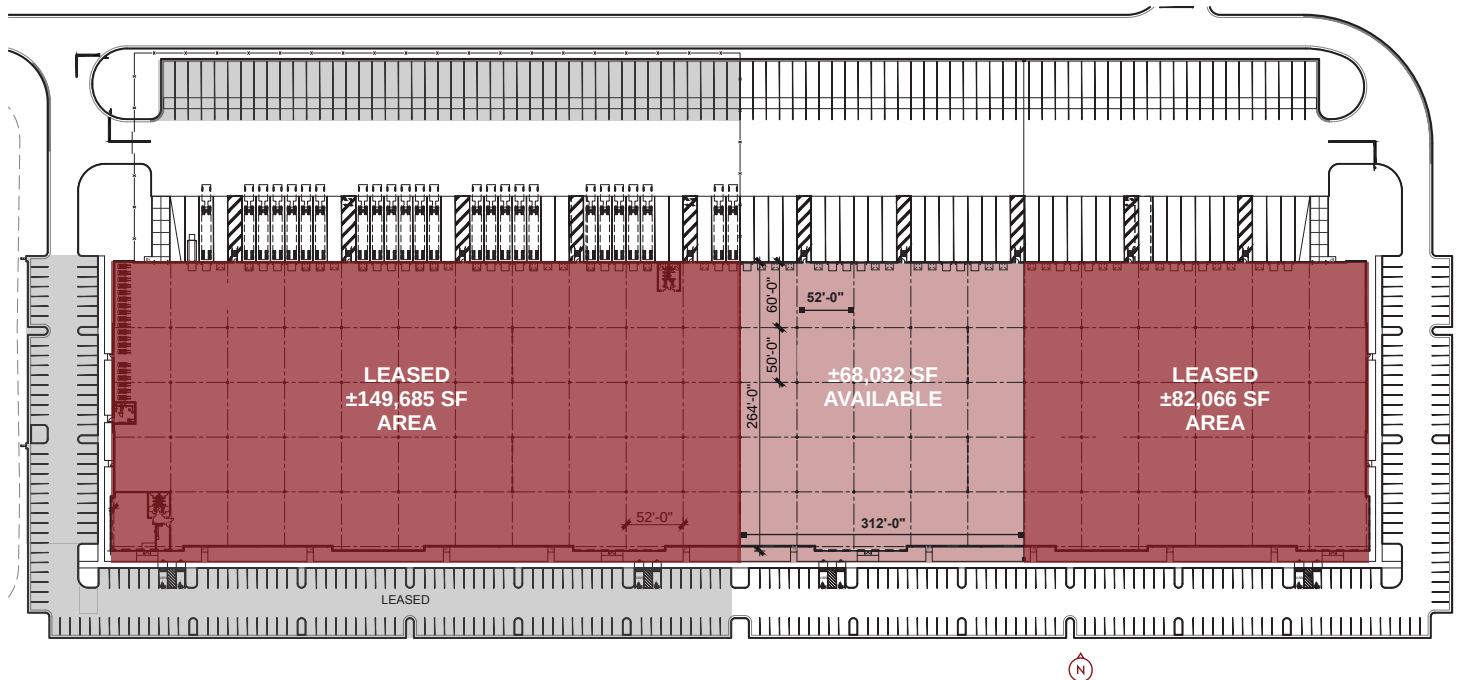
ENTERPRISE ZONE

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.



±68,032 SF AVAILABLE

AVAILABLE PREMISES FEATURES:

6

DOCK DOORS

49

CAR SPACES

22

TRAILER SPACES

36'

CLEAR HEIGHT

Dock Doors	6 (expandable to 17)	Floor Slab	7" concrete, 4,000 PSI
Drive-Ins	None	Truck Court	130' (185' with trailer parking)
Clear Height	36'	Lighting	LED with motion sensors, 30FC
Car Parking	49 Spaces	Sprinkler System	ESFR
Trailer Parking	22 Spaces	Configuration	Rear Load, 260' x 312'
Column Spacing	52'x50' with 60' Speed Bays	Electric Service	1,000 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 completed February 2026**, creating the deepest commercial shipping channel on the U.S. East Coast

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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