



HLC

HAMPTON LOGISTICS CENTER

Premier Two-Building Industrial Development

1008 & 1012 NORTH CAMPUS PARKWAY | HAMPTON, VA

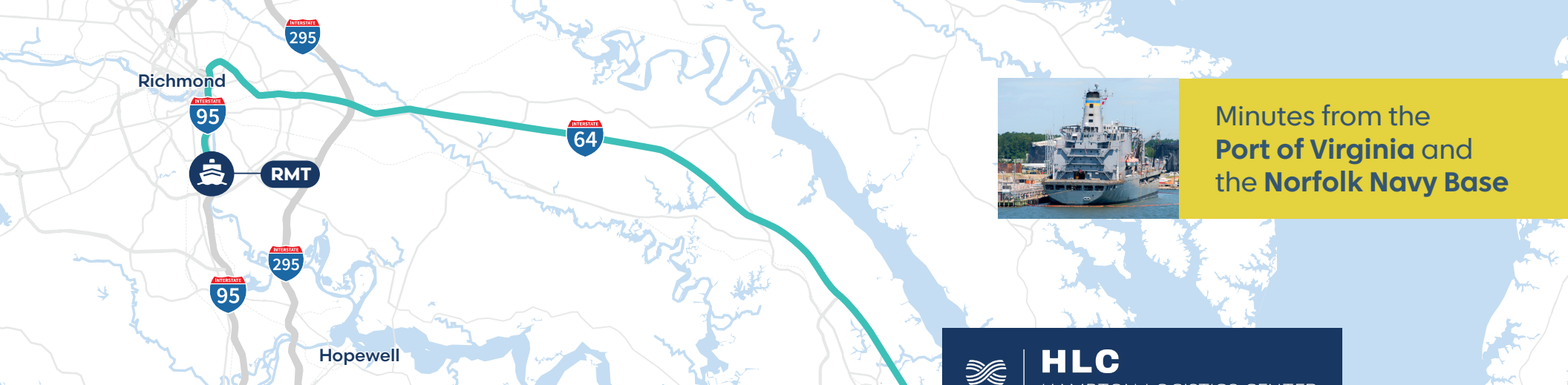
Last-mile Logistics
Bulk Distribution
Manufacturing
Defense Contractors

Federal Government Agency
+ Classified Experience



MANEKIN





Minutes from the
Port of Virginia and
 the **Norfolk Navy Base**

Ideally Located to Serve the Hampton Roads Region

IMMEDIATE PROXIMITY TO THE
 I-64 / I-664 CORRIDOR

TRUCKING DISTANCES + DRIVE TIMES FROM HAMPTON LOGISTICS CENTER

 I-64	1.5 mi.	3 min.
 Newport News Marine Terminal (NNMT)	9.0 mi.	12 min.
 Norfolk Intl. Terminal (NIT) South Gate	19.0 mi.	29 min.
 Norfolk Intl. Terminal (NIT) North Gate	19.1 mi.	29 min.
 Virginia Intl. Gateway (VIG)	21.4 mi.	26 min.
 Portsmouth Marine Terminal (PMT)	25.1 mi.	32 min.
 Richmond Marine Terminal (RMT)	80.0 mi.	79 min.



Regional Location

DRIVE TIME ANALYSIS

Richmond, VA	98 mi.
Washington, D.C.	200 mi.
Baltimore, MD	245 mi.
Philadelphia, PA	285 mi.
Charlotte, NC	319 mi.
NYC, NY	370 mi.
Charleston, SC	432 mi.
Savannah, GA	476 mi.



Located strategically between six major cities on the East Coast

Within a **750-mile radius** (one day's drive) of two-thirds of the U.S. population



Corporate Neighbors



Site Plan



Aerial View



Building 1 Specifications

1012 NORTH CAMPUS PARKWAY | HAMPTON, VA 23666

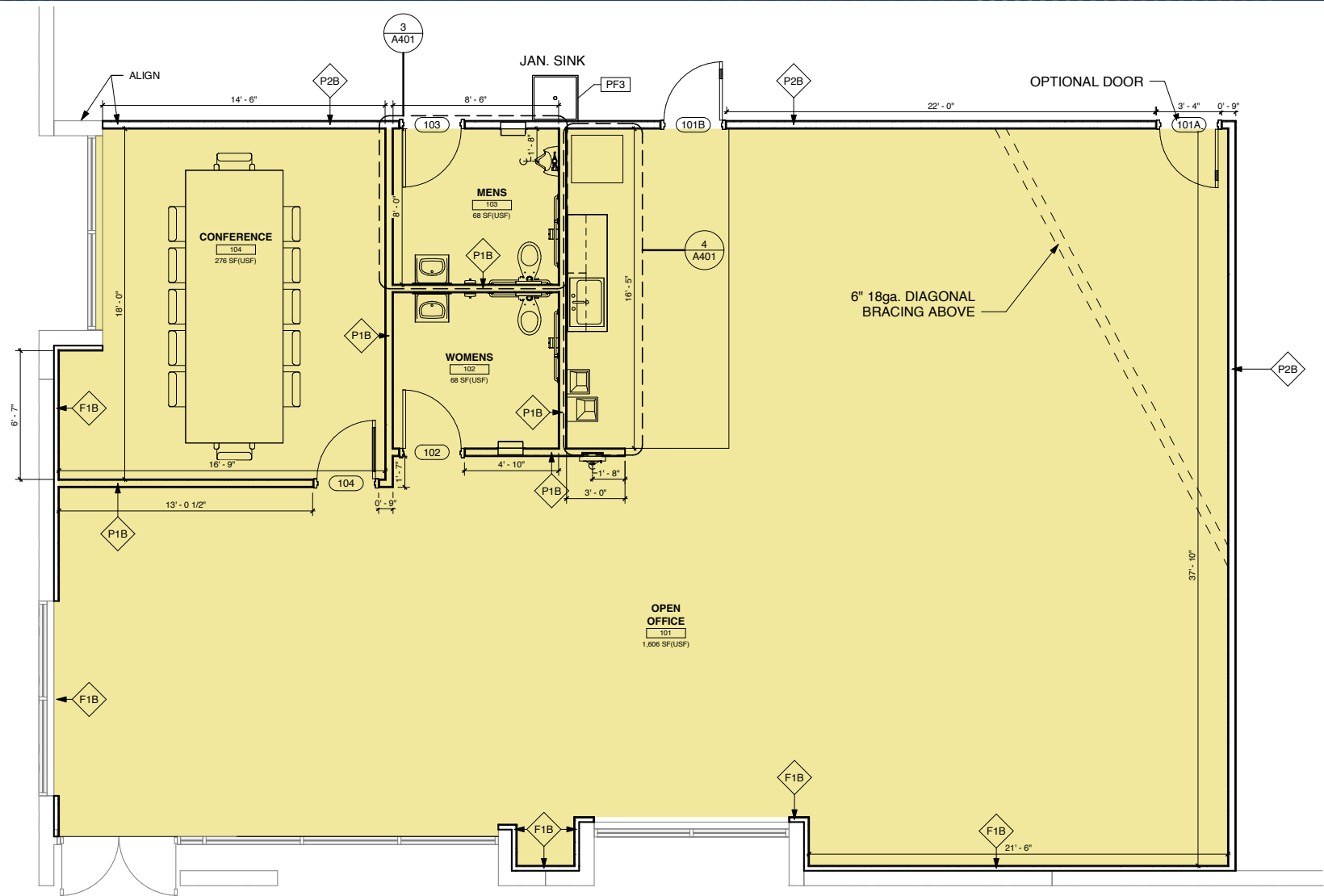
Status	Delivered – Available for Immediate Occupancy
Year Built	2026
Total / Available SF	230,874
Building Dimensions	268' x 884'
Clear Height	36' clear
Building Type	Rear load, tilt-wall concrete construction
Dock Doors	44 dock doors
Drive-In Doors	2 drive-in doors
Car Parking	162
Trailer Parking	52
Column Spacing	52'x56'
Truck Court Depth	185'
Slab Thickness	Minimum 7" thick slab, 4,000 PSI
Sprinklers	ESFR
Power	3 phase 270/480 4,000 amp
Utilities	Min. 2" water line @ 160 GPM @75 psi Verizon & Comcast fiber; VA Natural Gas Co. gas 2" supply line
Speed Bays	60' speed bays
Land Area	31.9 acres total site for both buildings
Zoning	M-1 (Limited Manufacturing)
Amenities	Nearby to NASA Langley Air Force Base and Peninsula Town Center
Foreign Trade Zone	The site qualifies for FTZ benefits - Zone 22
Lease Term / Occupancy	Available for immediate occupancy



Building 1 Office Spec Plan

1012 NORTH CAMPUS PARKWAY

Delivery September 2026



Building 2 Specifications

1008 NORTH CAMPUS PARKWAY | HAMPTON, VA 23666

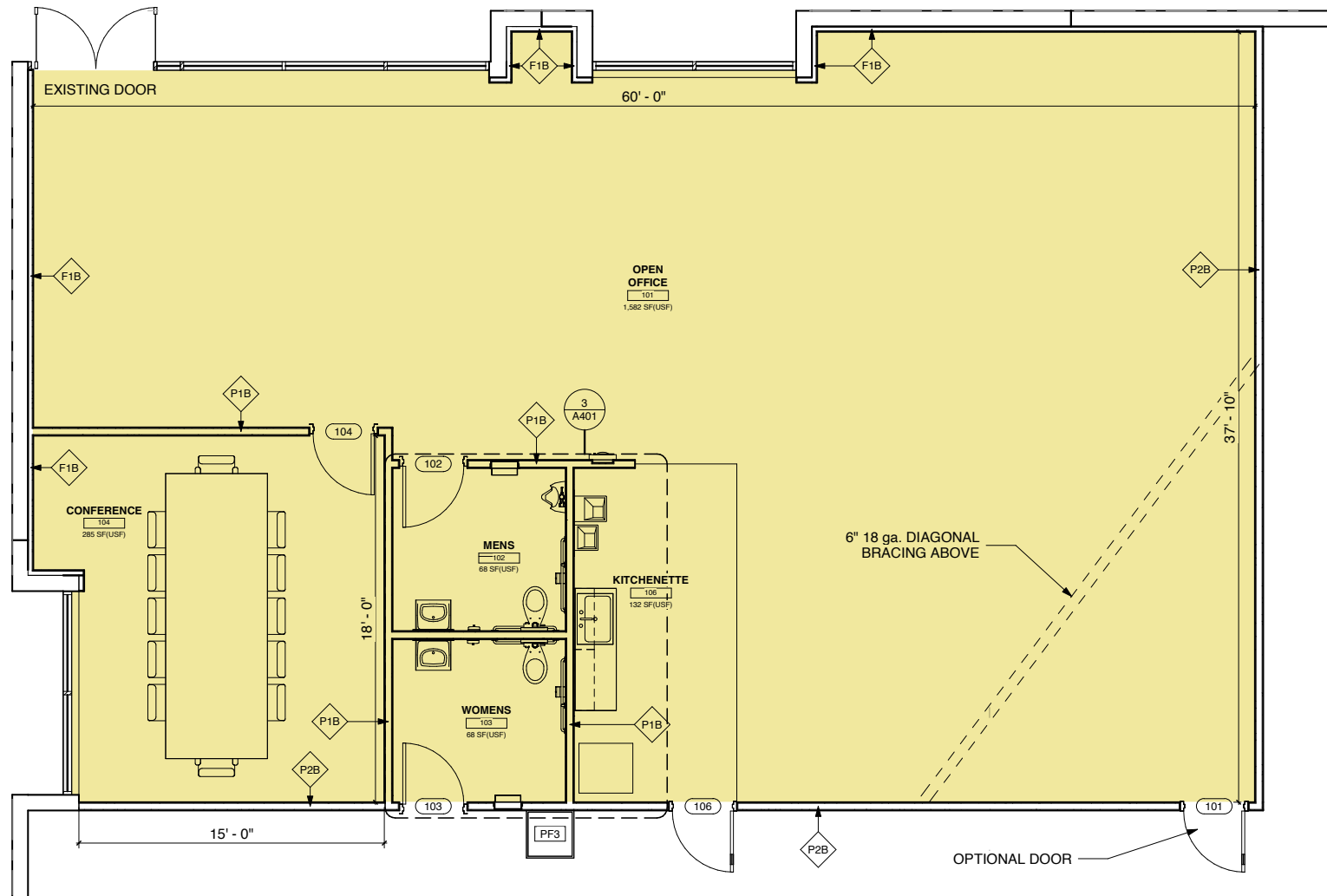
Status	Delivered – Available for Immediate Occupancy
Year Built	2026
Total / Available SF	275,685
Building Dimensions	268' X 1040'
Clear Height	36' clear
Building Type	Rear load, tilt-wall concrete construction
Dock Doors	56 dock doors
Drive-In Doors	2 drive-in doors
Car Parking	173
Trailer Parking	60
Column Spacing	52'x56'
Truck Court Depth	185'
Slab Thickness	Minimum 7" thick slab, 4,000 PSI
Sprinklers	ESFR
Power	3 phase 270/480 4,000 amp
Utilities	Min. 2" water line @ 160 GPM @75 psi Verizon & Comcast fiber; VA Natural Gas Co. gas 2" supply line
Speed Bays	60' speed bays
Land Area	31.9 acres total site for both buildings
Zoning	M-1 (Light Industrial)
Amenities	Nearby to NASA Langley Air Force Base and Peninsula Town Center
Foreign Trade Zone	The site qualifies for FTZ benefits - Zone 22
Lease Term / Occupancy	Available for immediate occupancy



Building 2 Office Spec Plan

1008 NORTH CAMPUS PARKWAY

Delivery December 2026



**HLC**

HAMPTON LOGISTICS CENTER

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