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
TURNBRIDGE
CUSHMAN & WAKEFIELD
THALHIMER
U.S. GREEN BUILDING COUNCIL
LEED GOLD
USGBC



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


BUILDING 1
±230,874 SF
36'-0" CLEAR HEIGHT
48'-6" MAX BUILDING HEIGHT
BUILDING 2
±275,685 SF
36'-0" CLEAR HEIGHT
48'-6" MAX BUILDING HEIGHT
OVERHEAD DOORS MAX (44)
TRAILER PARKING SPACES (52)
PARKING SPACES (162)
PARKING SPACES (173)
OVERHEAD DOORS MAX (56)
TRAILER PARKING SPACES (72)
884'-0"
1040'-0"
268'-0"
268'-0"
60'-0" SPEED BAY
52'-0" TYP
56'-0" TYP
44'-0"
R50'-0"
NORTH CAMPUS PKWY
NEIL ARMSTRONG PKWY

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 Positions	44 dock positions
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 (allows for distribution and 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
Location	Adjacent to NASA Langley and proximate to I-664 and I-64

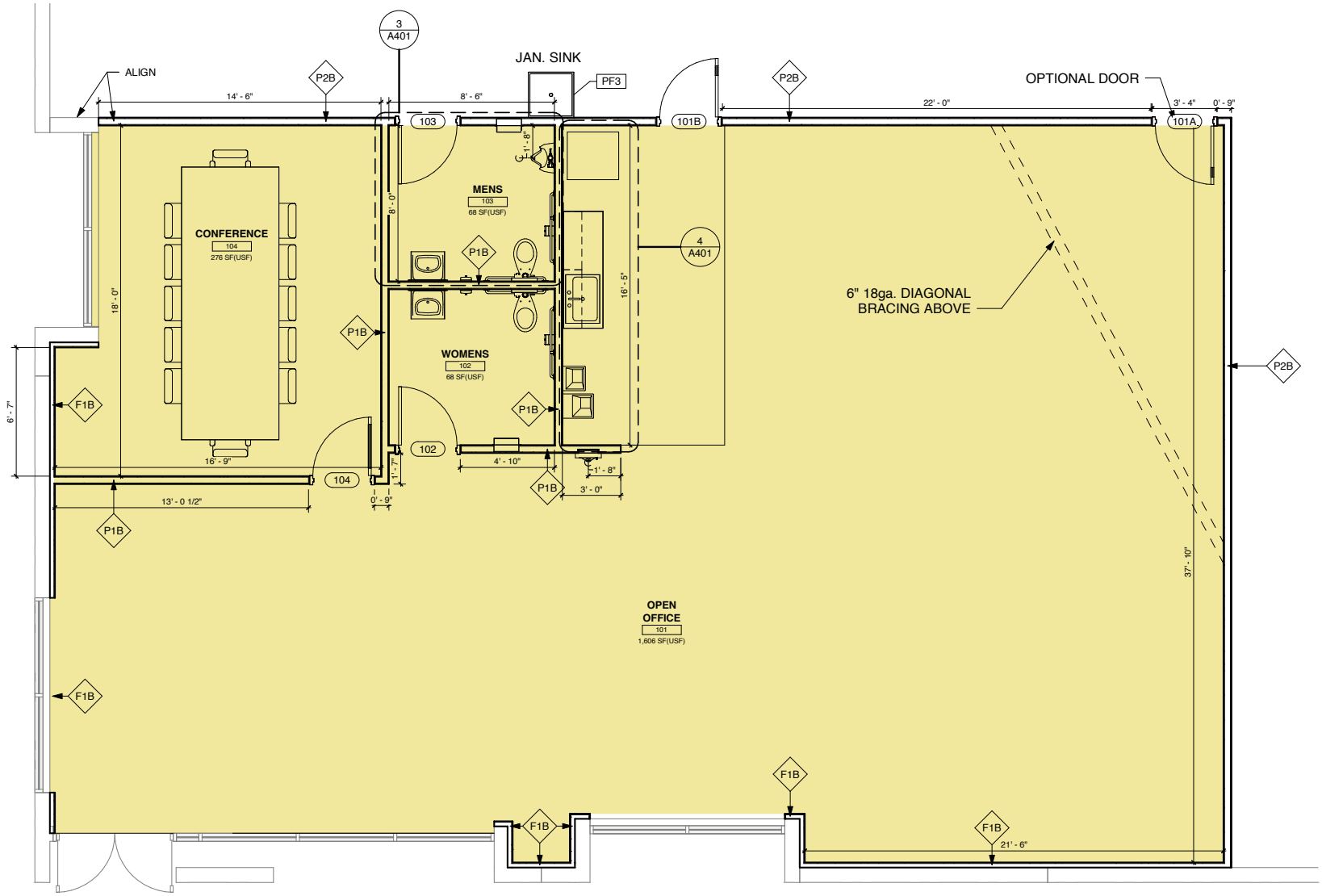




Building 1 Office Plan

1012 NORTH CAMPUS PARKWAY

Delivered – Available for Immediate Occupancy



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 Positions	56 dock positions
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 (allows for distribution and 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
Location	Adjacent to NASA Langley and proximate to I-664 and I-64

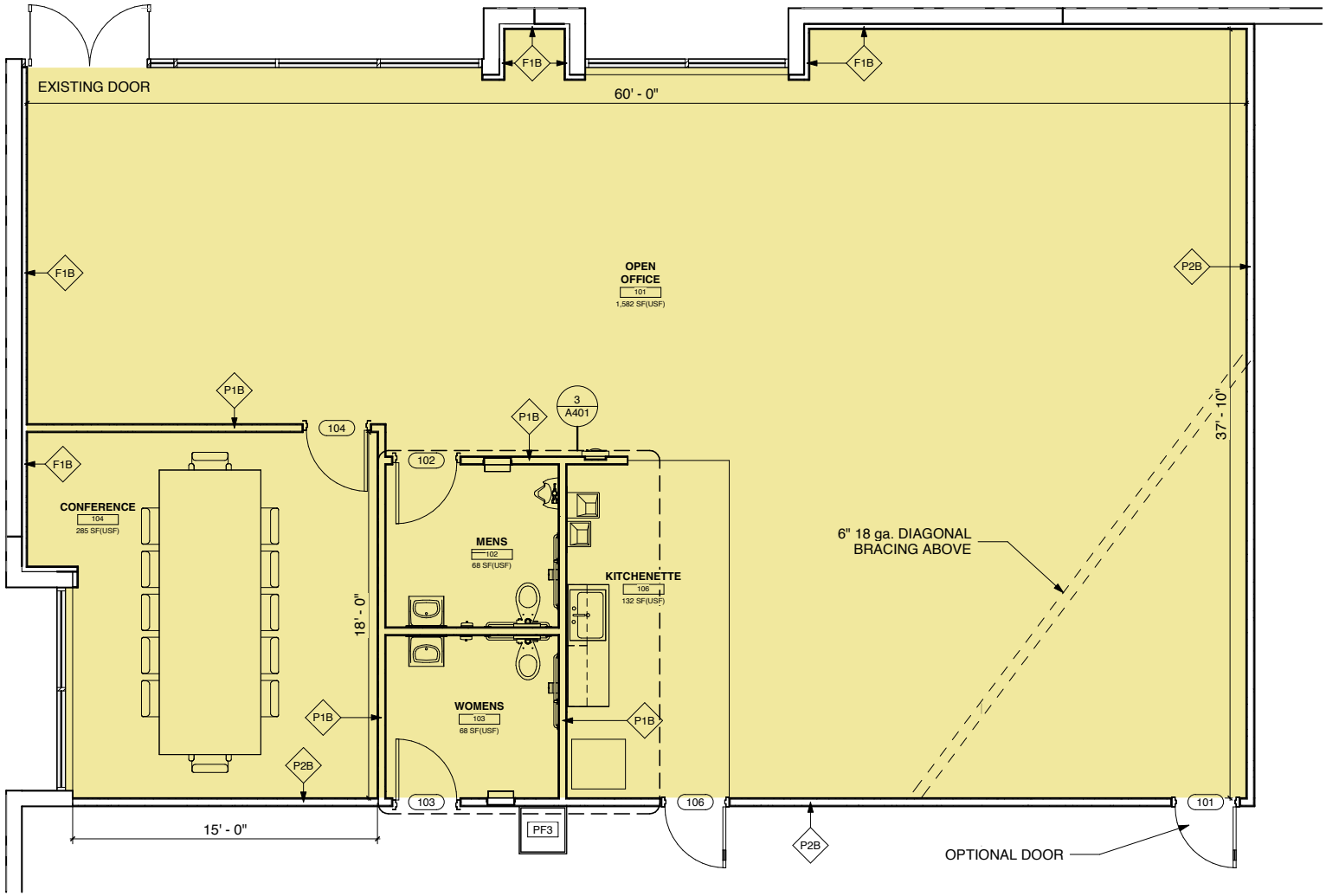




Building 2 Office Plan

1008 NORTH CAMPUS PARKWAY

Designed and Permitted





HLC
HAMPTON LOGISTICS CENTER

MANEKIN

TURNBRIDGE

CUSHMAN & WAKEFIELD
THALHIMER

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