

HAMPTON, VA

TRUCK TERMINAL / IOS COMPLEX FOR LEASE



AVAILABLE NOW

2103 Maxwell Dr, Hampton, VA 23661



GORAL KHATTA

p: (443)285-9775

e: Goral@GreenspringRealty.com

DAN FLAMHOLZ

p: (410)977-4738

e: Dan@GreenspringRealty.com

BALTIMORE OFFICE

a: 1212 York Road, Suite C300, Lutherville, MD 21093

www.greenspringrealty.com

**FOR LEASE
HAMPTON, VA**

**TRUCK TERMINAL / IOS
COMPLEX — FOR LEASE**



BUILDING COVERAGE

±9,475 SF Total (2 Bldgs)

LOT SIZE

4.95 AC

ZONING

M3 — Heavy Industrial

ACCESS

I-664 DIRECT FRONTAGE

/ I-64 ±1 MI

ASKING RATE

Contact Broker

CLEAR HEIGHTS

16' Clear Height

DOCK & DRIVE-IN DOORS

22 Dock Doors (9'×10') w/ Levelers

2 Drive-In Doors (12'×14')



GORAL KHATTA

p: (443)285-9775

e: Goral@GreenspringRealty.com

DAN FLAMHOLZ

p: (410)977-4738

e: Dan@GreenspringRealty.com

BALTIMORE OFFICE

a: 1212 York Road, Suite C300, Lutherville, MD 21093

www.greenspringrealty.com

Located at 2103 Maxwell Dr in Hampton, Virginia, this two-building industrial complex on 4.95 acres offers a rare combination of a functional cross-dock truck terminal and heavy outdoor storage capability in the heart of the Hampton Roads logistics market. The primary facility (Building 1) is an $\pm 8,550$ SF cross-dock truck terminal with $\pm 2,726$ SF of built-in office space, positioned directly on I-664 with immediate road frontage — a configuration rarely available for lease in this submarket.

Building 1 ($\pm 52' \times 164.5'$) features 16' clear height and 22 dock doors (9'W $\times$ 10'H) equipped with edge-of-dock levelers — purpose-built for cross-dock operations. Building 2 is an ± 925 SF industrial shop ($\pm 22' \times 42'$) with two 12'W $\times$ 14'H grade-level loading doors and matching 16' clear height, ideal for equipment maintenance or secure materials storage. M-3 Heavy Industrial zoning permits container stacking three high, tripling the effective outdoor storage capacity of the yard.

The expansive 4.95-acre yard provides ample room for trailer staging, container storage, fleet parking, and equipment laydown — uses that are in growing demand across the Hampton Roads logistics market. M3 heavy industrial zoning offers maximum permitted-use flexibility, accommodating a wide range of industrial and outdoor storage operations with minimal restrictions.

With immediate availability and a move-in-ready configuration, 2103 Maxwell Dr represents a turnkey IOS solution for operators seeking to establish or expand their presence in one of the East Coast's most dynamic port and logistics markets.

Ideal User Profiles:

- Cross-Dock Truck Terminal Operators
- Port Drayage & Container Logistics Companies
- Fleet Operators & Vehicle Storage Providers
- Construction & Heavy Equipment Contractors
- Defense Contractors & Government Logistics Providers
- 3PL / Last-Mile Distribution Operators

FOR LEASE HAMPTON, VA

PRIME LOCATION



Strategic Location & Regional Access

2103 Maxwell Dr sits directly on I-664 (Hampton Roads Beltway) with immediate road frontage, providing on/off highway access without navigating local streets — a rare operational advantage for truck terminal and fleet operators. I-664 connects to I-64 within one mile, placing tenants within reach of Norfolk, Virginia Beach, Newport News, the Hampton Roads Bridge-Tunnel, and the full Mid-Atlantic corridor. Newport News Marine Terminal is just ± 4 miles away, making this one of the most port-proximate truck terminal sites available for lease in the Hampton Roads market.

The property is within close range of all major Port of Virginia terminals: Newport News Marine Terminal (± 4 mi), Virginia International Gateway (± 16 mi), Portsmouth Marine Terminal (± 19 mi), and Norfolk International Terminals (± 23 mi). Additional demand generators include Newport News Shipbuilding / Huntington Ingalls Industries (± 8 mi), Newport News International Airport (± 12 mi), and Langley Air Force Base — creating a dense ecosystem of defense, maritime, and logistics employers that sustain year-round demand for truck terminal and outdoor storage capacity.



GORAL KHATTA

p: (443)285-9775

e: Goral@GreenspringRealty.com

DAN FLAMHOLZ

p: (410)977-4738

e: Dan@GreenspringRealty.com

BALTIMORE OFFICE

a: 1212 York Road, Suite C300, Lutherville, MD 21093

www.greenspringrealty.com

FOR LEASE HAMPTON, VA

PRIME LOCATION



Regional Connectivity:

Hampton Roads is home to one of the most robust multi-modal logistics networks on the East Coast. The region is served by two Class I railroads, a network of interstate highways, and the Port of Virginia — all within a short drive of 2103 Maxwell Dr. This infrastructure backbone has attracted major distribution, defense-logistics, and manufacturing employers to the area, creating consistent demand for industrial outdoor storage sites capable of supporting fleet, equipment, and container operations.

The Hampton/Newport News submarket is anchored by Langley Air Force Base, NASA Langley Research Center, and a dense cluster of aerospace, defense, and advanced manufacturing operations. These employers generate sustained demand for industrial services, contractor staging yards, and logistics support — all uses well-served by a large, M3-zoned IOS site like 2103 Maxwell Dr.

Retail and commercial access along the Mercury Blvd and Coliseum Dr corridors provides operational amenities and daily demand generators close to the property, including major fuel, fleet services, and supply vendors that support industrial tenants and their workforces.



GORAL KHATTA

p: (443)285-9775

e: Goral@GreenspringRealty.com

DAN FLAMHOLZ

p: (410)977-4738

e: Dan@GreenspringRealty.com

BALTIMORE OFFICE

a: 1212 York Road, Suite C300, Lutherville, MD 21093

www.greenspringrealty.com

FOR LEASE HAMPTON, VA

HAMPTON ROADS, VA MARKET



Hampton, Virginia is the anchor city of the Hampton Roads metropolitan statistical area — a region of over 1.8 million people and one of the most economically significant markets on the East Coast. The city has long been a hub for defense, aerospace, and maritime industries, with a workforce deeply experienced in logistics, transportation, and industrial operations. Hampton's strategic position at the southern tip of the Virginia Peninsula makes it a natural gateway between the Mid-Atlantic corridor and the Carolinas, supported by a comprehensive network of interstates, tunnels, and port facilities.

Industrial and logistics demand across Hampton Roads has accelerated sharply in recent years, driven by the expansion of e-commerce fulfillment, port-related drayage activity, and defense-sector supply chain growth. The Port of Virginia has posted record container volumes, and the resulting surge in demand for chassis storage, container yards, and last-mile staging facilities has created a significant supply gap in quality IOS product throughout the region. Sites with M3 zoning, large acreage, and functional buildings — like 2103 Maxwell Dr — are among the most sought-after asset types in today's Hampton Roads industrial market.

The surrounding Hampton/Newport News corridor benefits from a dense concentration of anchor employers and government installations, including Langley AFB, NASA Langley, Huntington Ingalls Industries, and numerous defense contractors. These entities generate a steady pipeline of industrial space demand from contractors, fleet operators, and logistics providers who require functional outdoor storage facilities to support project work, equipment staging, and vehicle storage throughout their contract terms.

Looking ahead, Hampton Roads is positioned for continued industrial growth as the Port of Virginia expands its capacity and East Coast supply chains continue to regionalize. The ongoing shortage of IOS-zoned product within the Hampton/Newport News submarket reinforces the long-term value of well-located, large-format outdoor storage sites. Tenants who establish a presence at 2103 Maxwell Dr today will benefit from a supply-constrained environment that supports strong occupancy and favorable lease terms going forward.



GORAL KHATTA

p: (443)285-9775

e: Goral@GreenspringRealty.com

DAN FLAMHOLZ

p: (410)977-4738

e: Dan@GreenspringRealty.com

BALTIMORE OFFICE

a: 1212 York Road, Suite C300, Lutherville, MD 21093

www.greenspringrealty.com

TRUCK TERMINAL / IOS COMPLEX — FOR LEASE

FOR MORE INFORMATION CONTACT:

GORAL KHATTA

p: (443) 285-9775

e: Goral@GreenspringRealty.com

DAN FLAMHOLZ

p: (410) 977-4738

e: Dan@GreenspringRealty.com

BALTIMORE OFFICE

a: 1212 York Road, Suite C300, Lutherville, MD 21093

www.greenspringrealty.com

2026 Greenspring Realty Partners. This Offering Memorandum ("Memorandum") has been prepared solely for the purpose of providing potential investors or purchasers with general information about the property described herein (the "Property"). The information contained in this Memorandum is based on sources believed to be reliable; however, no representation or warranty, expressed or implied, is made as to the accuracy or completeness of the information contained herein. Prospective purchasers should conduct their own independent investigation and analysis.