

HAMPTON, VA

SERVICE BUILDING & OUTSIDE
STORAGE FOR LEASE



AVAILABLE NOW

2103 Maxwell Dr, Hampton, VA 23661



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**FOR LEASE
HAMPTON, VA**

**SERVICE BUILDING & OUTSIDE
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BUILDING COVERAGE
±8,550 SF

LOT SIZE
4.95 AC

ZONING
M3 — Heavy Industrial

ACCESS
Maxwell Dr / Hampton, VA

ASKING RATE
Contact Broker

CLEAR HEIGHTS
16' Clear Height

DOCK HIGH DOORS
22 Dock Doors



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PROPERTY OVERVIEW



Located at 2103 Maxwell Dr in Hampton, Virginia, this Industrial Outdoor Storage (IOS) facility presents a rare opportunity to secure a large, M3-zoned site in one of the Hampton Roads region's most strategically positioned industrial corridors. The property encompasses 4.95 acres of usable outdoor storage land improved with an $\pm 8,550$ SF functional industrial building, making it ideally suited for operators requiring substantial yard capacity alongside enclosed operational space.

The building features 16-foot clear heights and is equipped with twenty two (22) dock high doors providing convenient ground-level or trailer bumped access for heavy trailers. The site's current operational use for trailer stacking and storage demonstrates its proven capability to support high-volume fleet and logistics operations without modification.

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:

- Trailer Storage & Stacking Operators
- Container Yards & Port Logistics Providers
- Fleet Parking & Vehicle Storage Companies
- Construction & Heavy Equipment Contractors
- Regional Distributors & 3PL Providers
- Building Materials & Outdoor Product Warehousing



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PRIME LOCATION



Strategic Location & Regional Access

2103 Maxwell Dr is positioned within Hampton's established industrial corridor, offering direct connectivity to Interstate 64 — the primary logistics artery serving the Hampton Roads metropolitan area. I-64 provides seamless access to Norfolk, Virginia Beach, Newport News, and the broader Mid-Atlantic market, placing tenants within reach of over 1.7 million consumers across the region. The site's Hampton address also places it within minutes of the Hampton Roads Bridge-Tunnel, enabling efficient cross-water freight movement throughout the greater Tidewater area.

The property's proximity to the Port of Virginia — one of the fastest-growing and most productive ports on the East Coast — represents a significant operational advantage for IOS and logistics users. Container drayage, chassis storage, and port-related freight staging are natural use cases for this site, supported by M3 zoning that accommodates the full range of heavy industrial and outdoor storage activities that serve port operations.



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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.



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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.



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INDUSTRIAL OUTDOOR STORAGE — FOR LEASE

FOR MORE INFORMATION CONTACT:

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