



The World Connects Here

- ±1,045,181sf Master Planned Multi-Tenant Industrial-Office Campus on 80 acres in the heart of the Charleston metro
- Industrial, Manufacturing, Warehouse, Office, and Flex Spaces Available with [on-site amenities & infrastructure available to all Tenants](#)
- Ideally located within minutes of the Charleston International Airport, Boeing, South Carolina Port Terminals, and the automotive, aerospace, and related market sectors
- Foreign Trade Zone Certification (FTZ) Status Available



Fully secured with 24/7 on-site security, surveillance, and on-site property management



Shipping/Receiving, Transload/Dock Handling, and various 3PL Services Available (upon request)



Heavy power, on site infrastructure, wastewater treatment and more



Potential for economic development incentives for job creations, capital investment, and more – contact for details

**Get more
information**

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avisonyoung.com



Overview



World Trade Center® Charleston (WTCC)
4500 Leeds Ave North Charleston, SC 29405
Charleston County, SC - USA

[World Trade Center® Charleston \(WTCC\)](#) - located at 4500 Leeds Avenue in Charleston, South Carolina USA, is a long-standing Multi-Tenant Manufacturing Facility, accommodating a dynamic network of users and industries ranging from Light, Heavy, and High-Tech Manufacturing, to Assembly, R&D, warehouse, logistics, and those with basic office needs.

The site consists of multiple buildings totaling ±1,045,181sf on approximately 80 acres in the heart of the Charleston metro.

[The value proposition](#) for any manufacturer is significant given the conditioning of the space, and the infrastructure provided- not to mention its immediate access to the interstate system. This site is ideally located within minutes of the Charleston International Airport, Boeing, South Carolina Port Terminals, and the automotive, aerospace, and related market sectors.

Home to The Maritime Association of South Carolina (MASC), MAHLE Behr, Cummins Inc., Vartan-Diehl, Mandex, Alcamo, Limestone College, John S. James, Post & Courier, Urban Electric Co., and many other users - World Trade Center® Charleston offers a truly global environment and an enviable location for many International Trade, manufacturing, Engineering, R&D, Assembly and office users.

Included here and within our marketing materials is a [high-level overview of the site](#), building amenities, and latest availability on-site.

Highlights

- ✓ Unrivaled location, access, and on-site infrastructure
- ✓ Fully secured site with 24/7 On-Site Security, Cafeteria and On-Site Dining Services, plus Conference and training rooms available to all tenants
- ✓ HVAC, Heavy Power, Compressed Air, Wastewater Treatment facilities on-site and more
- ✓ 0.3 driving miles (1 min) to I-526, 3.4 driving miles (5 mins) to I-26/I-526, 14.6 driving miles (20 mins) to Wando Port, 28 driving miles (30 mins) to Volvo
- ✓ Foreign Trade Zone Certification (FTZ) Status Available

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Core Industrial Spaces: Industrial-Flex Space For Lease

World Trade Center Charleston (WTCC) offers office, Industrial/Flex, and manufacturing space. Please contact the Avison Young leasing Team for the latest availabilities, materials, and details on the site

<http://properties.avisonyoung.com/WTCC-4500LeedsAve>

Coming Available

Building 36B (Stand-Alone Warehouse Space)

±7,556 SF **Coming Available***

- ✓ ±7,556sf Stand-alone warehouse building coming available*
- ✓ The space is fully sprinklered and offers access to three (3) drive-in doors, skylights, ventilation, floor drains, and heavy power
- ✓ Access to on-site State-Of-The-Art Wastewater Treatment Facility Available to all Tenants.
- ✓ Dedicated on-site property management, facilities, and maintenance
- ✓ Access to all on-site amenities, common areas, and services

<https://catylist.sccmls.com/listing/30805903>



Coming Available

Suite 126-F (Conditioned Warehouse Space)

±12,183 SF **Pending/Coming Available***

- ✓ ±12,183sf Industrial/Warehouse/Storage space coming available*
- ✓ Fully conditioned space (HVAC 100%) w/access to heavy power and on-site infrastructure
- ✓ Oversized drive-in doors and dock access via Dock 70
- ✓ Adjacent Industrial, Flex, and office spaces available
- ✓ Access to all on-site amenities, common areas, and services
- ✓ Currently leased month to month – coming available Q2 2022

<https://catylist.sccmls.com/listing/30806458>

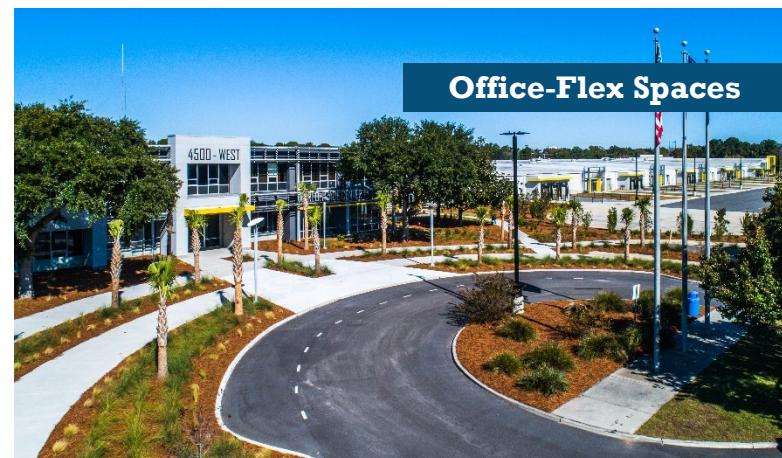


Available Now

Office-Flex Space at WTCC

±121-23,700 SF **Available/Pending***

<https://catylist.sccmls.com/listing/30805903>



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Industrial-Flex Spaces

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Property Photos

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WORLD TRADE CENTER®
CHARLESTON

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WTCC Aerial (11.18.2021)



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On-Site Services & Support

World Trade Center® Charleston (WTCC)
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Shared Docks & On-Site Handling Services Available to WTCC Tenants

WTCC offers options for both dedicated loading docks and access to the shared common docks and drive-in door located at "Dock 70."

In addition, WTCC has on-site support staff that can facilitate with a variety of loading and handling services available to all Tenants on-site.

Packages are \$.75 each + \$1.00 mark up and skids are \$3.72 each + \$1.00 markup. The charges are the same if they are coming in or being sent out.

Contact for details and to schedule a time to [tour the site.](#)



CLICK ICONS TO VIEW DETAILS

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On-Site Services & Support

World Trade Center® Charleston (WTCC)
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Charleston County, SC - USA



1,300+ parking spaces located at the front of the building available for employee/visitors



State-Of-The-Art Wastewater Treatment Facility Available to all Tenants. Dedicated on-site property management, facilities, and maintenance



Site is fully secured with 24/7 on-site security & video surveillance



Common Docks & Drive-Ins w/Options for 3PL Services (Available Upon Request)



On-Site Dining Options, Grab-N-Go Café, Shared Meeting Spaces, and Additional Amenities – Available to all Tenants



New dedicated WTCA Office Space Available to all Members Contact for Details

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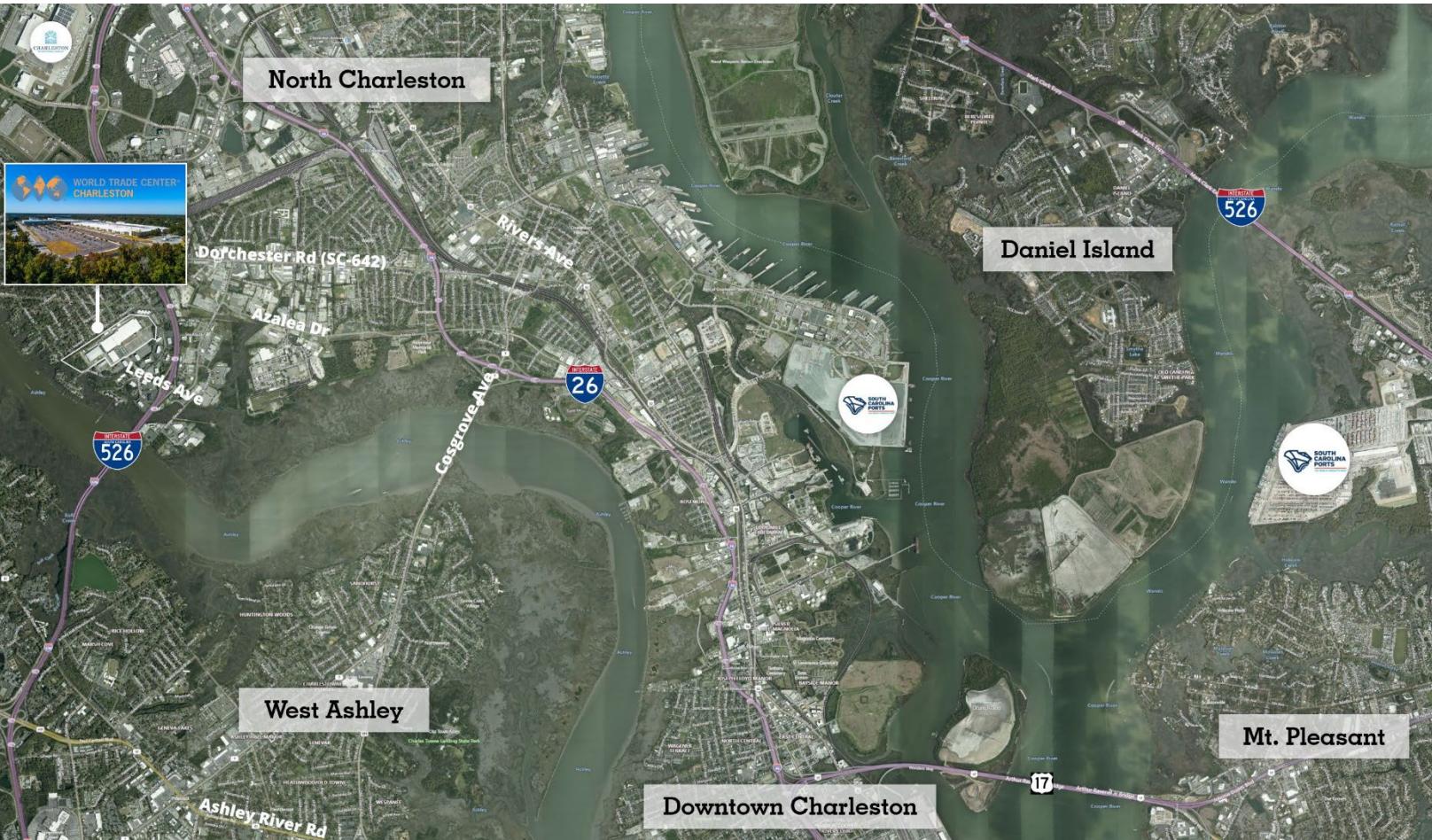
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Location Overview

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Charleston County, SC - USA

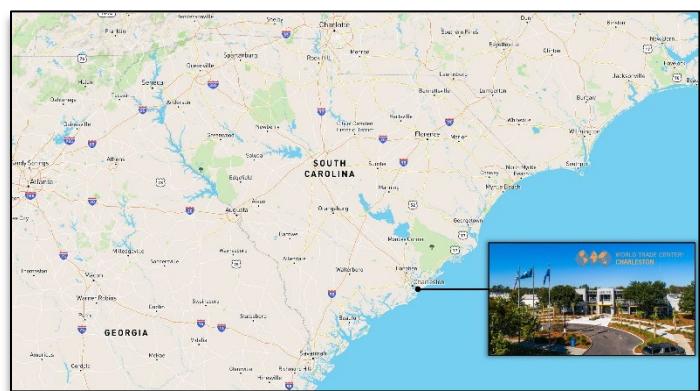


World Trade Center® Charleston (WTCC) is located at [4500 Leeds Avenue North Charleston, SC 29405 – Charleston County, SC USA](#) in the Charleston/North Charleston Submarket, Charleston County.

The City of North Charleston, located in Charleston County, SC is the 3rd largest city in South Carolina, and an epicenter for business development, Industry, growth, and connectivity - offering a business friendly community, rich with incentives to allow companies to compete on a global scale.

National rankings include 50 Best U.S. Cities for starting a business in 2020, #1 City in America by Travel Leisure in 2020, 2020 Best Cities for Jobs, and countless others – [read more here](#)

<https://www.charlestoncountydevelopment.org/>



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About WTCA

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Charleston County, SC - USA



World Trade Center® Charleston – an International Commerce Center



**WORLD TRADE CENTER®
CHARLESTON**

World Trade Center® Charleston (WTCC) located at [4500 Leeds Avenue North Charleston, SC 29405](https://www.google.com/maps/place/4500+Leeds+Ave+North+Charleston,+SC+29405) – [Charleston County, SC USA](https://www.google.com/maps/place/Charleston+County,+SC+USA) is a member of the World Trade Centers® Association (WTCA)

The World Trade Centers® Association stimulates trade and investment opportunities for the commercial property developers, economic development agencies, and international businesses looking to connect globally and prosper locally.

Members of the WTCA global network are always welcome at 4500 Leeds Ave and may access our facilities, WTCC offices and flex space and so much more. Contact for details and to learn more about WTCC.

About the World Trade Centers Association

The World Trade Centers Association (WTCA) is a network of more than 300 highly-connected, mutually-supporting businesses and organizations in nearly 100 countries.

As the owner of the “World Trade Center” and “WTC” trademarks, the WTCA licenses exclusive rights to these brands for Members to use in conjunction with their independently-owned, iconic properties, facilities and trade services offerings.

Through a robust portfolio of events, programming and resources that it offers its Members, the goal of the WTCA is to help local economies thrive by encouraging and facilitating trade and investment across the globe through Member engagement. To learn more visit www.wtca.org .

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**WORLD TRADE CENTERS
ASSOCIATION**



WORLD TRADE CENTER
CHARLESTON



A special thank you to
our partners and key
collaborators -



CHARLESTON
COUNTY • SC
ECONOMIC DEVELOPMENT

Charleston
REGIONAL DEVELOPMENT ALLIANCE
BERKELEY, CHARLESTON & DORCHESTER COUNTIES



**SOUTH
CAROLINA
PORTS**
THE WORLD CONNECTS HERE™



South Carolina
Department of Commerce

Just right for business.



World Trade Month



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Let's Talk

AVISON YOUNG - SOUTH CAROLINA
WTCC Core Leasing Team

Looking for Industrial, Office, or
Flex Space? Let's talk.

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