

# WORLD TRADE CENTER CHARLESTON

4500 LEEDS AVE, CHARLESTON, SOUTH CAROLINA

4500 - WEST

12,813 - 25,000 SF AVAILABLE



WORLD TRADE CENTERS  
CHARLESTON



CUSHMAN &  
WAKEFIELD





# PROPERTY OVERVIEW

World Trade Center® Charleston (WTCC) 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 1,036,031 sf on approximately 80 acres in the heart of the Charleston metro.

## CAMPUS SPECIFICATIONS

PARCEL ID	4100000005
COUNTY	Charleston County
ZONING	M-2
SITE AREA	±79.26 ac
YEAR BUILT	1964 (Renovated 2020)
TOTAL SF	±1,036,031 SF
CEILING HEIGHT	24'
COLUMN SPACING	24'w x 50'd
DOCKS	30 ext
DRIVE-IN DOORS	22
AUTO PARKING	±1,300 spaces
TRAILER PARKING	TBD
LIGHTING	LED
SPRINKLERS	Wet
ROOF	Metal & TPO (white)



[VIEW MOTION FILMWORKS VIDEO](#)



# THE STORY

Built in 1964 by the US Government to manufacture helicopters for the Vietnam War, the World Trade Center Charleston remains to date one of the elite manufacturing campuses in the Southeast. With upgraded infrastructure such as a brand-new processed waste treatment plant, 3 phase 480v power, 95 psi compressed air, and standard low pressure supply natural gas it is commonly said, "If you have to have it, you can only find it at the World Trade Center Charleston." Post the Vietnam War, the asset was acquired by Cummins Inc. and in 2017 LRC Holdings purchased the Industrial campus. Since their acquisition, LRC has invested over

\$20 million into the infrastructure and amenities on site positioning the facility as one of the only near port heavily infrastructured facilities in the region. Amenities include 24/7 on-site security, on-site property management, multipurpose rooms for tenant use, dining, and a grab-n-go canteen. 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. The campus stands as a testament to its rich history and continuous transformation.



**1964**

## **PURCHASES**

LEEDS Park



**2011**

## **PURCHASES**

World Trade Center  
Charleston



**2021**

## **JOIN TENANCY**

**2022**

## **BUILT**

Manufacturing plant  
for helicopters for the  
Vietnam War

**1983**



## **NEW INDUSTRIAL TENANCY**

Other major industry  
suppliers: Charleston  
Metro Chamber of  
Commerce, Cummins,  
and American Axle &  
Manufacturing  
join tenancy

**2017**



## **RENOVATION**

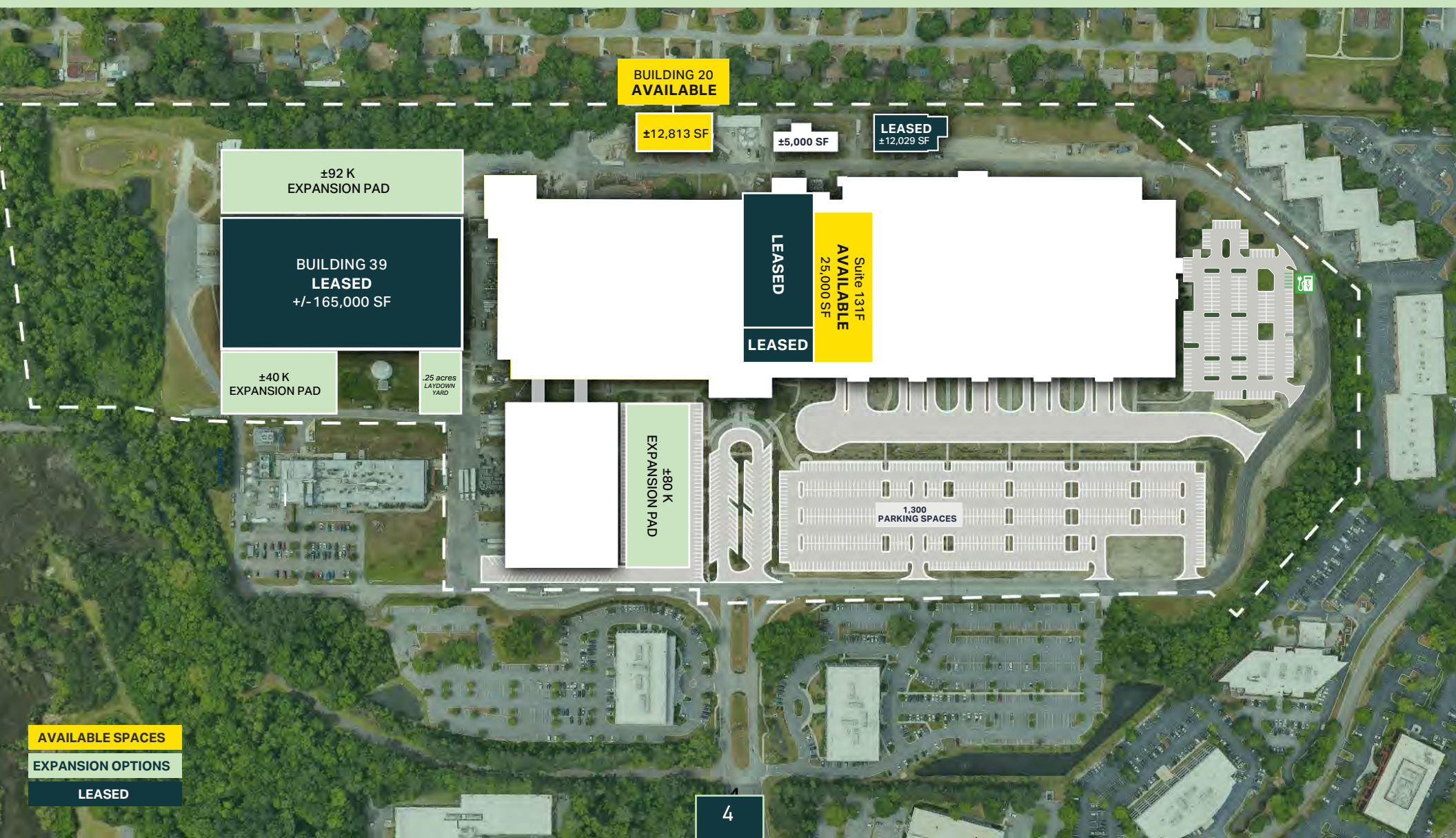
Completed \$25 million  
dollar infrastructure &  
amenities upgrades

THE URBAN ELECTRIC CO<sup>®</sup>

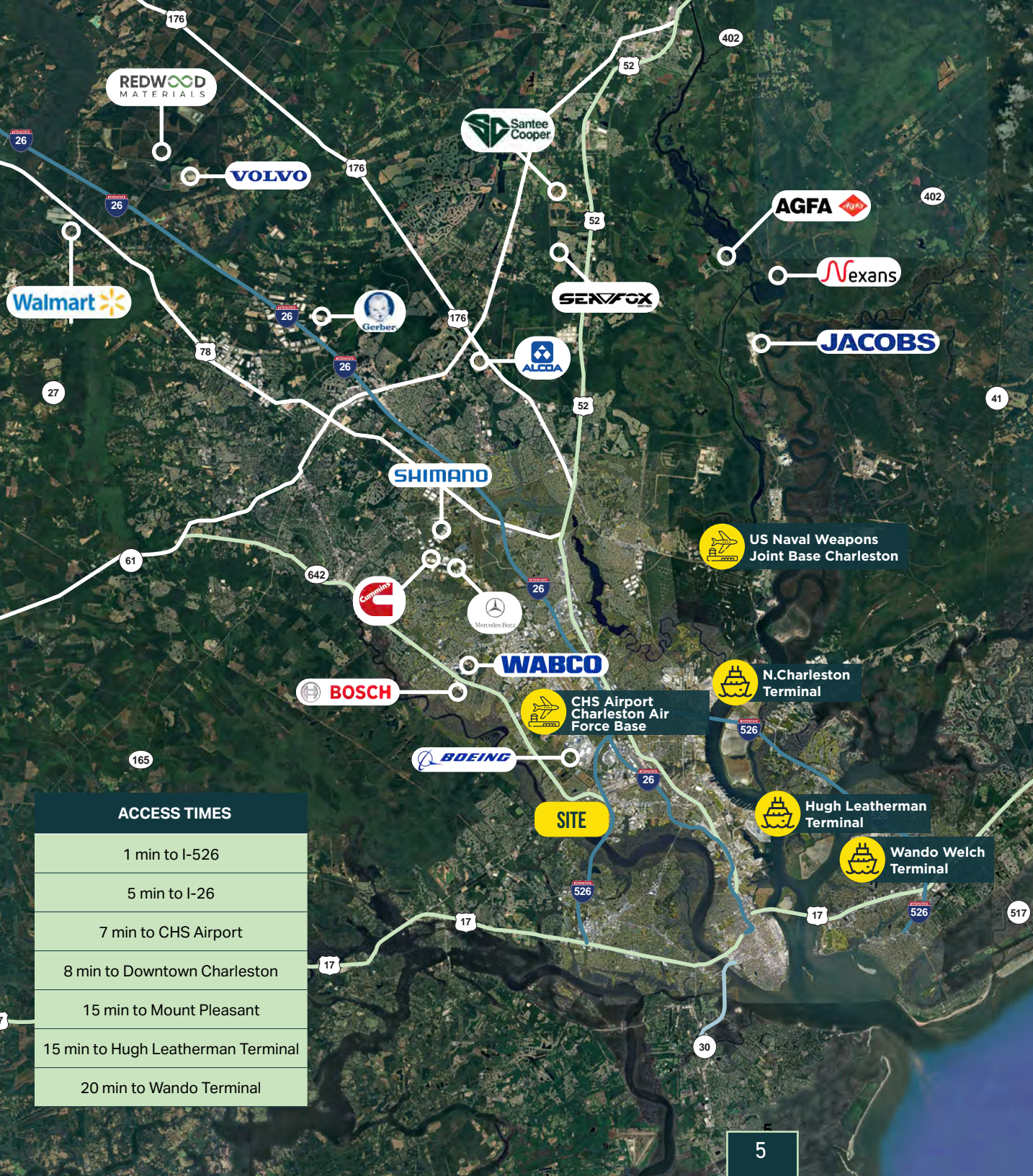




# SITE PLAN







# WHY CHARLESTON

Fifty-eight percent of the US population is east of the Mississippi River, putting Charleston within one to two days shipping time to 29 of the 51 largest metropolitan markets in the U.S. Factoring in the continuing trend of population migration to the Sunbelt states and the area, Charleston's position as a distribution center location will only grow stronger in the years to come.

**96.5M**

population within  
1-day drive

**244M**

population within  
2-day drive



**#1 BEST CITY IN THE U.S.**

Condé Nast Traveler | 2022



**#29 BEST PERFORMING CITY**

Milliken Institute | 2022



**\$200B MANUFACTURING IMPACT**

SC Manufacturers Alliance | 2021



**#22 FASTEST-GROWING  
PLACE IN THE U.S.**

U.S. News & World Report | 2022



**#23 TOP CITY IN THE WORLD**

Travel + Leisure | 2022





**Building 20**

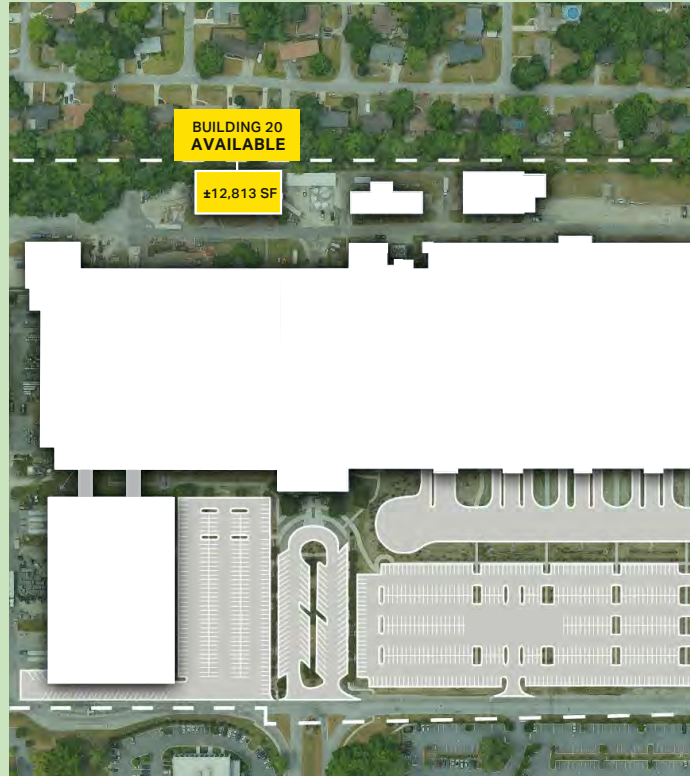
**Suite 131F**

## AVAILABLE SPACES

BUILDING	SIZE (SF)	DOCK DOORS	CEILING HEIGHT
<b>20</b>	±12,813	2	24'
<b>Suite 131F</b>	±25,000	3	17.5' to 21'



# BUILDING 20



## SPECIFICATIONS



**130' x 50'**  
*Dimensions*



**±12,813**  
*Available SF*



**24'**  
*Ceiling Height*



**2**  
*Dock Doors*



**2**  
*Drive-In Doors*



**COMPRESSED**  
*Air*

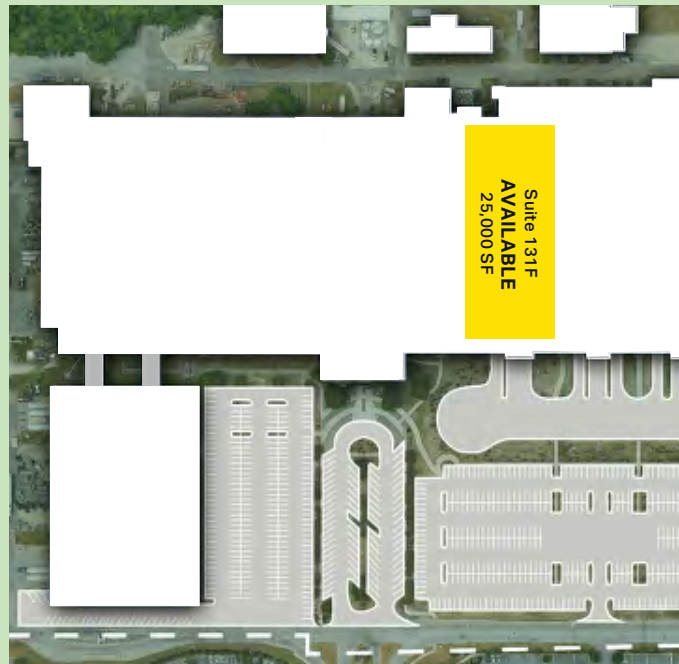
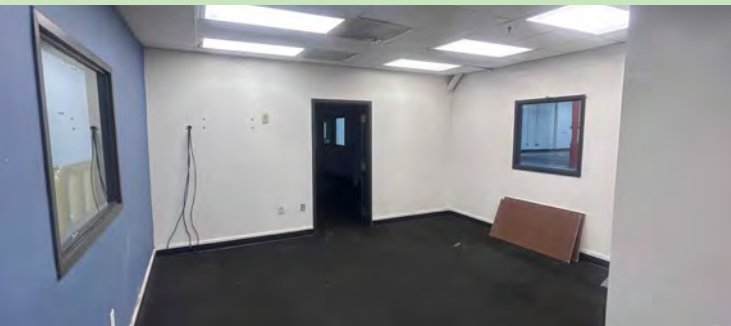


**LED**  
*Lighting*



**HEAVY**  
*Power Type*

# SUITE 131F



## SPECIFICATIONS



**100' x 250'**  
Dimensions



**±25,000**  
Available SF



**850**  
Office SF



**17.5' to 21'**  
Ceiling Height



**24' x 50'**  
Column Spacing



**3**  
Dock Doors



**1**  
Drive-In Door



**COMPRESSED**  
Air

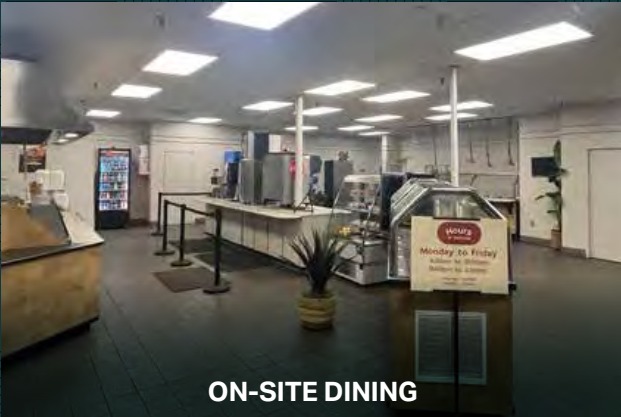


**100%**  
HVAC





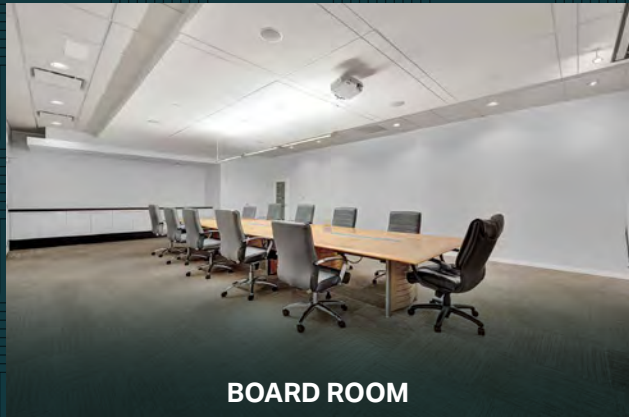
**24/7 SECURITY SECURED TRUCK ENTRY**



**ON-SITE DINING**



**GRAB AND GO CANTEEN**



**BOARD ROOM**



**ON-SITE PROPERTY MANAGEMENT**



**TRAINING ROOM**



**COMPRESSED AIR HEAVY POWER**



**1,300 PARKING SPACES**



**WASTE WATER TREATMENT PLANT**





# WORLD TRADE CENTERS CHARLESTON

4500 LEEDS AVE, CHARLESTON, SOUTH CAROLINA

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