



# WILMINGTON TRADE CENTER

**WILMINGTON'S PREMIER CLASS A INDUSTRIAL PARK  
BUILDING 4 | 152,887 SF**



WILMINGTON TRADE CENTER

**SCALE, VERSATILITY,  
AND SPEED TO MARKET FOR  
MANUFACTURERS AND DISTRIBUTORS ALIKE.**





**THE PARK AT A GLANCE**

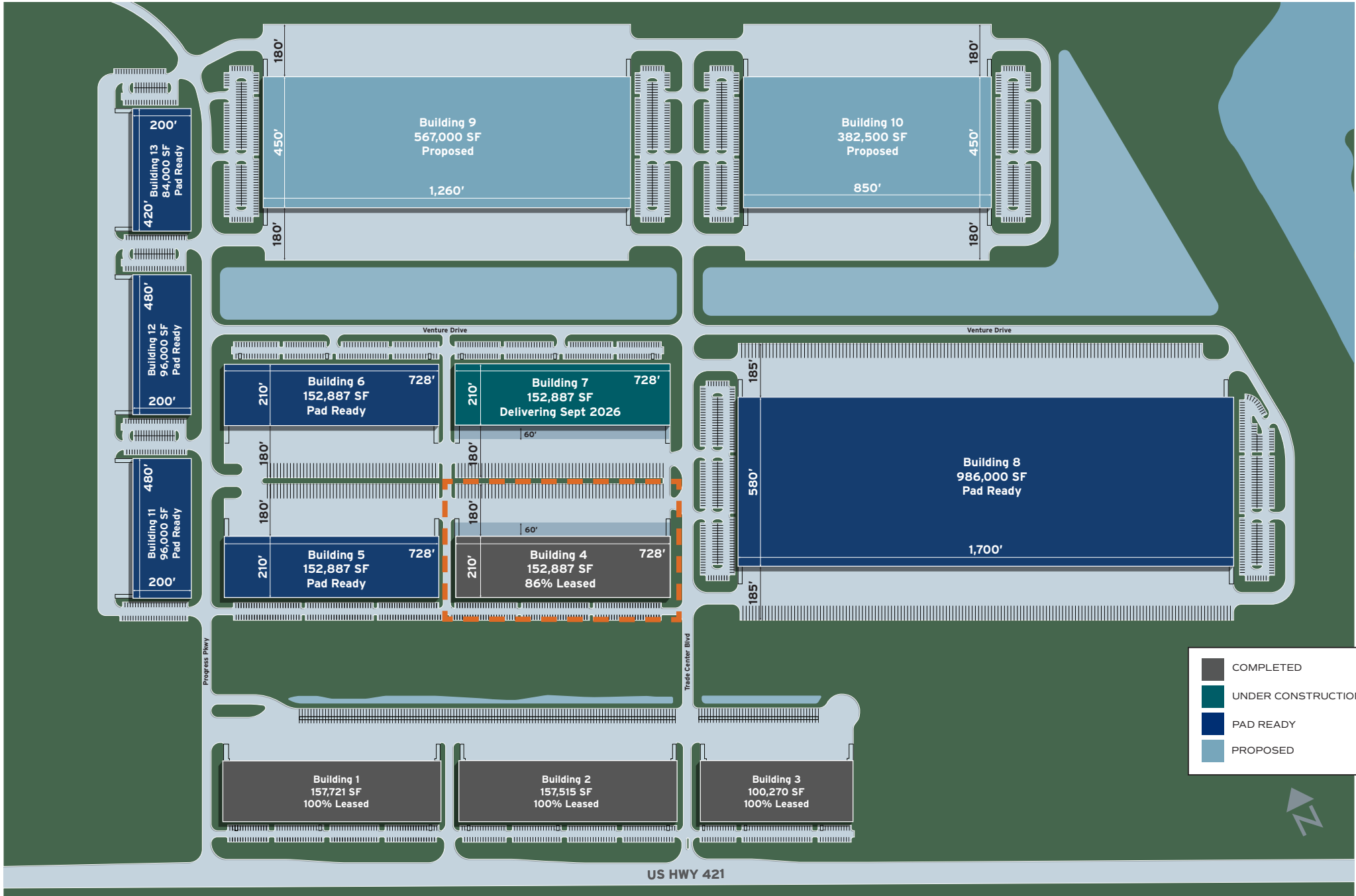
3.3 MSF

212 ACRES

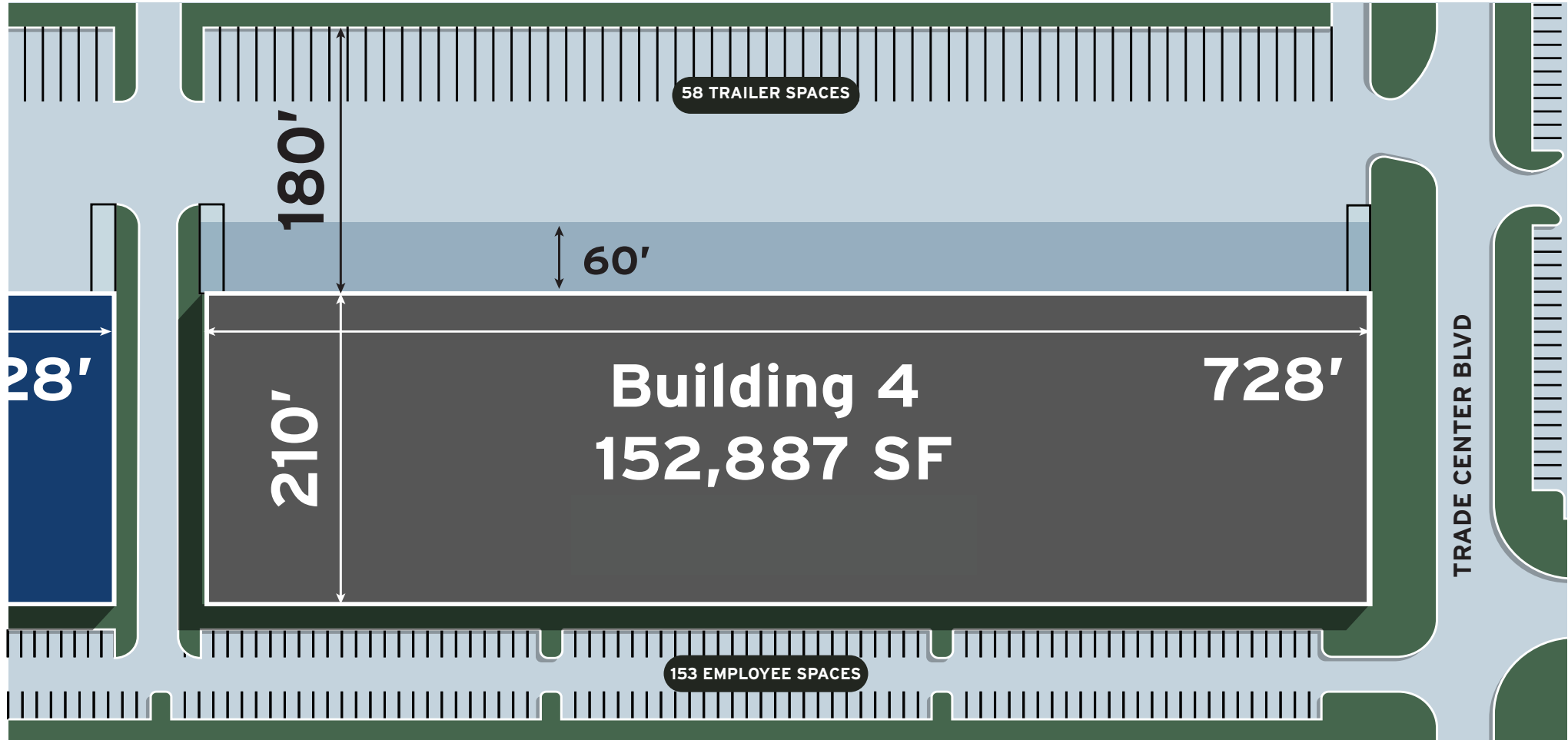
PAD READY SITES

ROBUST UTILITIES

**CLASS A TILT-UP CONCRETE CONSTRUCTION STRATEGICALLY POSITIONED ALONG HIGHWAY 421, ONE MILE FROM THE I-140 INTERCHANGE**



**BUILDING 4**



**PROPERTY FEATURES**

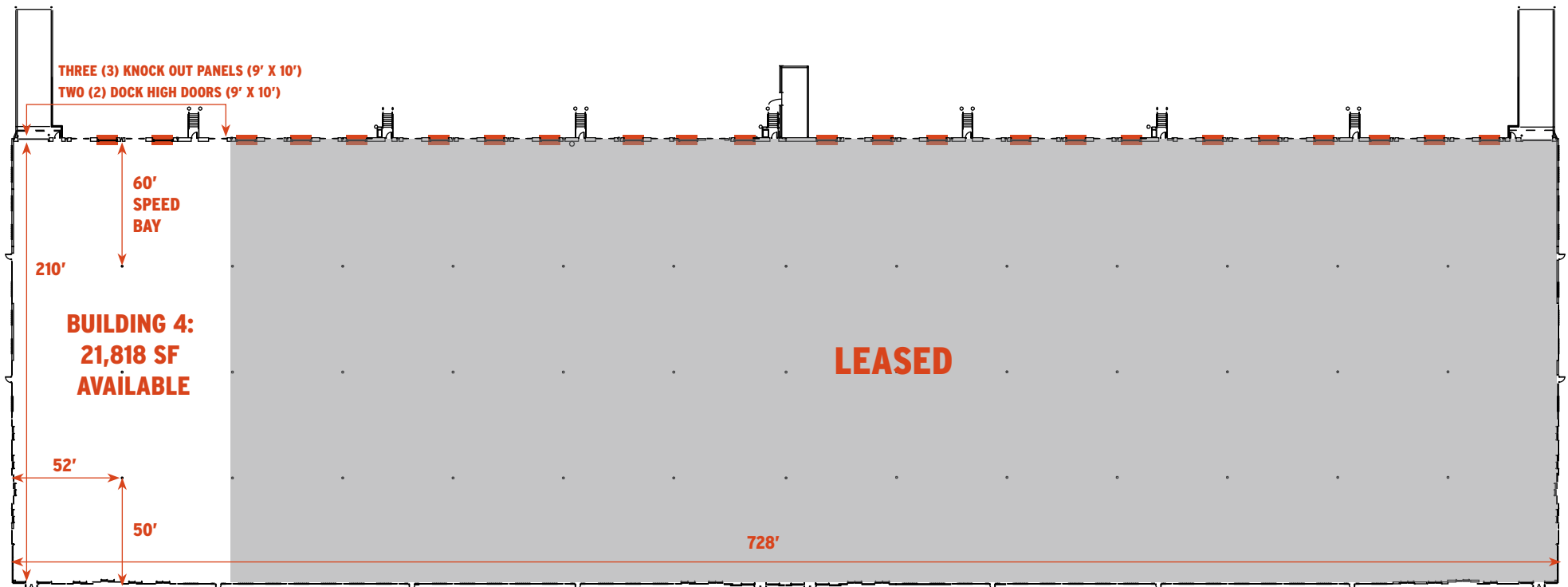
<b>ADDRESS</b>	1125 Trade Center Blvd	<b>ZONING</b>	I-2 (Industrial District)	<b>TRUCK COURT</b>	180' deep with 60' concrete aprons and dedicated trailer storage
<b>CITY</b>	Wilmington	<b>NATURAL GAS SERVICE PROVIDER</b>	Piedmont Natural Gas	<b>TRAILER PARKING</b>	58 spaces
<b>STATE</b>	North Carolina	<b>WATER AND SEWER PROVIDER</b>	Cape Fear Public Utility Authority	<b>EMPLOYEE PARKING</b>	153 spaces
<b>COUNTY</b>	New Hanover	<b>ELECTRICAL PROVIDER</b>	Duke Energy	<b>OUTDOOR STORAGE</b>	Available
<b>PARCEL ID</b>	RO2400-001-069-000				
<b>SITE ACRES</b>	10.00 acres				

Although the information contained herein was provided by sources believed to be reliable, Edgewater Ventures makes no representation, expressed or implied, as to its accuracy and said information is subject to errors, omissions or changes.

<b>BUILDING DIMENSIONS</b>	210' x 728'
<b>COLUMN SPACING</b>	50' x 52' with 60' speed bay
<b>BUILDING SIZE</b>	152,887 SF
<b>AVAILABLE SF</b>	21,818 SF
<b>OFFICE SF</b>	BTS

<b>CONSTRUCTION TYPE</b>	Tilt-up concrete
<b>ROOF</b>	60 Mil TPO
<b>FLOOR THICKNESS</b>	6" concrete
<b>CLEAR HEIGHT</b>	32' minimum
<b>LIGHTING</b>	LED

<b>VENTILATION</b>	Roof mounted ventilation fans
<b>SPRINKLER SYSTEM</b>	ESFR sprinkler system
<b>LOADING DOCKS</b>	Two (2) 9' x 10' doors with three (3) additional 9' x 10' future knock out panels
<b>GRADE LEVEL LOADING</b>	One (1) 12' x 16' door
<b>WAREHOUSE HEATING</b>	Roof mounted gas unit heaters



**DRIVE TIMES**

<b>11 MIN</b>	DOWNTOWN WILMINGTON	<b>13 MIN</b>	WILMINGTON AIRPORT	<b>18 MIN</b>	PORT OF WILMINGTON	<b>28 MIN</b>	WRIGHTSVILLE BEACH	<b>1.5 HOURS</b>	MYRTLE BEACH	<b>2 HOURS</b>	RALEIGH-DURHAM
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