

BUILDING 4
+/- 43,658 SF AVAILABLE Q2 2026

WILMINGTON, NORTH CAROLINA



WILMINGTON TRADE CENTER

WILMINGTON'S PREMIER CLASS A INDUSTRIAL PARK | 3.3 MILLION SF | 212 ACRES



PARK OVERVIEW

WILMINGTON INTERNATIONAL AIRPORT (ILM)

PORT OF WILMINGTON

DOWNTOWN WILMINGTON

MYRTLE BEACH

W WILMINGTON TRADE CENTER
PHASE 2

RALEIGH-DURHAM

W WILMINGTON TRADE CENTER
PHASE 1

140

140

421

421

BUILDING 3

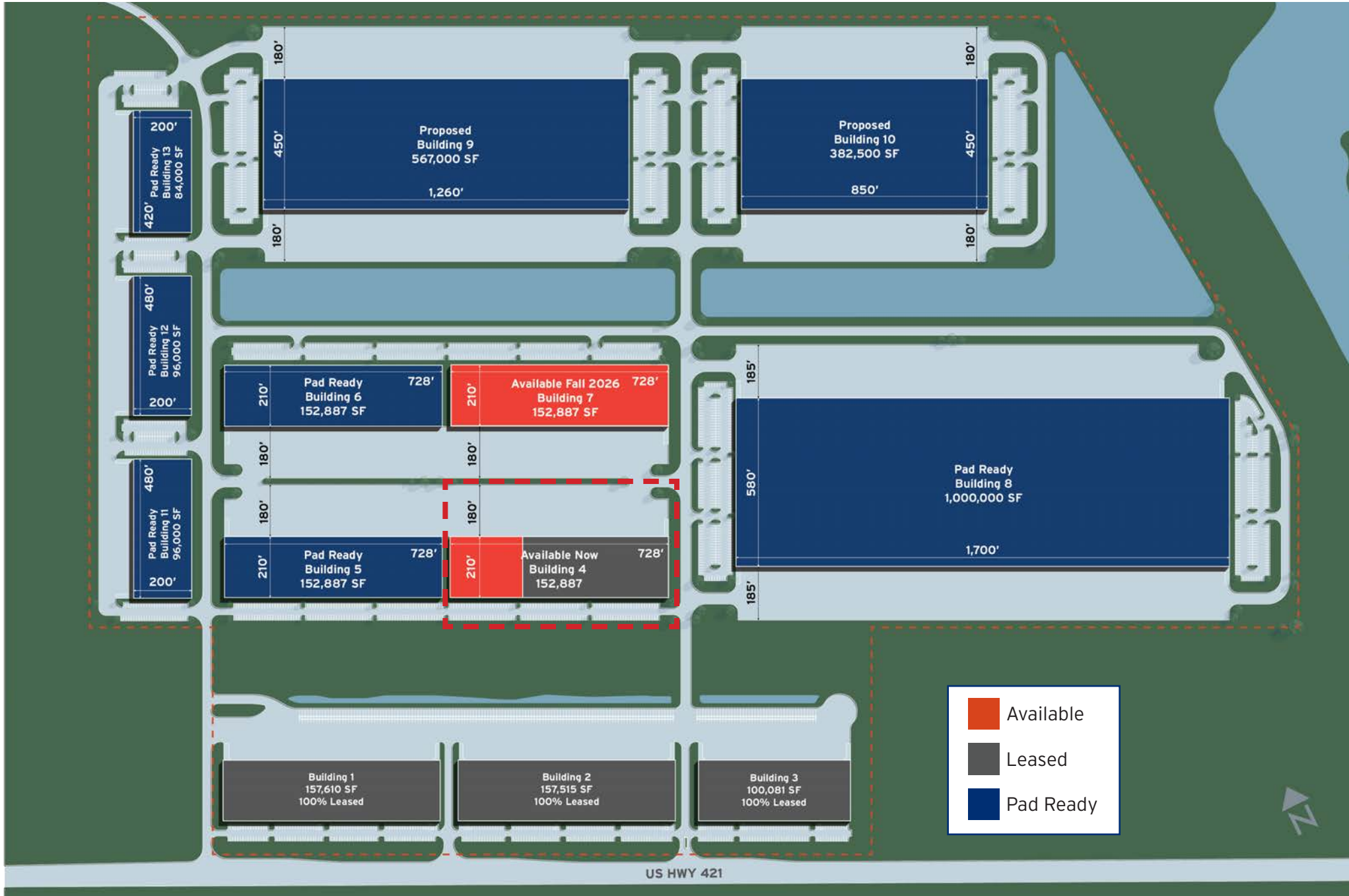
BUILDING 2

BUILDING 1

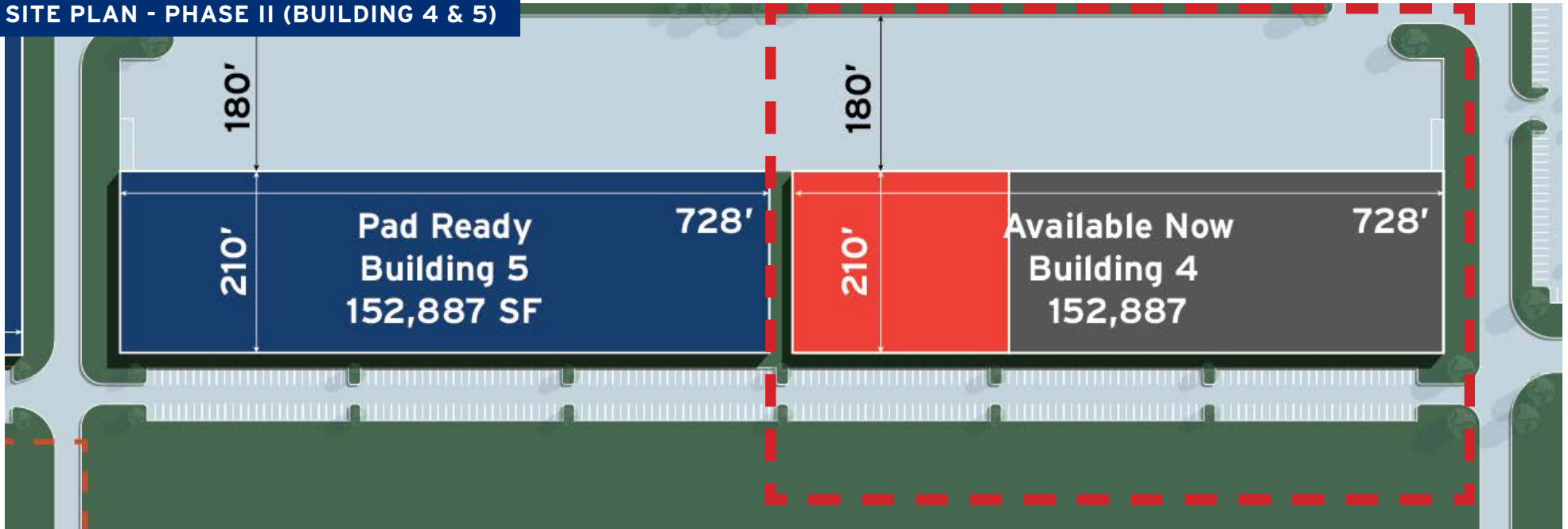
Edgewater Ventures is excited to introduce **Wilmington Trade Center - Building 4**, the latest expansion of Wilmington's premier industrial park, strategically located on Highway 421, just one mile from Interstate 140. Its prime location offers unmatched connectivity to the eastern seaboard of North and South Carolina, providing direct access to Interstate 40 to Raleigh, Interstate 74 to Charlotte and Highway 17 to Myrtle Beach. The park provides corporate tenants with outstanding access to Downtown Wilmington (4.2 miles), Wilmington International Airport (6.7 miles) and the Port of Wilmington (8.7 miles). Spanning 212 acres, at full build-out, Wilmington Trade Center will encompass nearly 3.3 million square feet offering flexible layouts from 84,000 to 1,000,000 square feet with options to subdivide into smaller suites.

Ongoing expansion of the park's footprint will continue with the delivery of Building 4, a 152,887 SF rear-load facility featuring attractive tilt-up concrete construction, a 32' minimum clear height, ESFR sprinkler system, 50' x 52' column spacing, 180' truck court, up to 44 dock-high loading positions and LED lighting. Building 4 is currently slated for delivery in Q2 2026.

SITE PLAN



SITE PLAN - PHASE II (BUILDING 4 & 5)



PARK FEATURES



PROPERTY INFORMATION

| | |
|--------------------------------------|---------------------------------|
| ADDRESS | 3940-4220 US HWY 421 N |
| CITY | Wilmington |
| STATE | North Carolina |
| COUNTY | New Hanover |
| PARCEL ID | R02400-001-041-000 |
| TOTAL PARK ACRES | 212.09 |
| ZONING | I-2 (Industrial District) |
| PHASE I - EXISTING | THREE (3) BUILDINGS; 415,206 SF |
| PHASE II - UNDER CONSTRUCTION | BUILDING 4; 152,887 SF |

UTILITIES

| | |
|-------------------------------------|------------------------------------|
| NATURAL GAS SERVICE PROVIDER | Piedmont Natural Gas |
| WATER AND SEWER PROVIDER | Cape Fear Public Utility Authority |
| ELECTRICAL PROVIDER | Duke Energy |

ACCESSIBILITY

| | |
|------------------------------------------------------------------------------------------------------------|---------------------------|
| HIGHWAY 421  | Immediate access/frontage |
| INTERSTATE 140  | 0.8 miles |
| DOWNTOWN WILMINGTON | 4.2 miles |
| WILMINGTON INTERNATIONAL AIRPORT | 6.7 miles |
| PORT OF WILMINGTON | 8.7 miles |

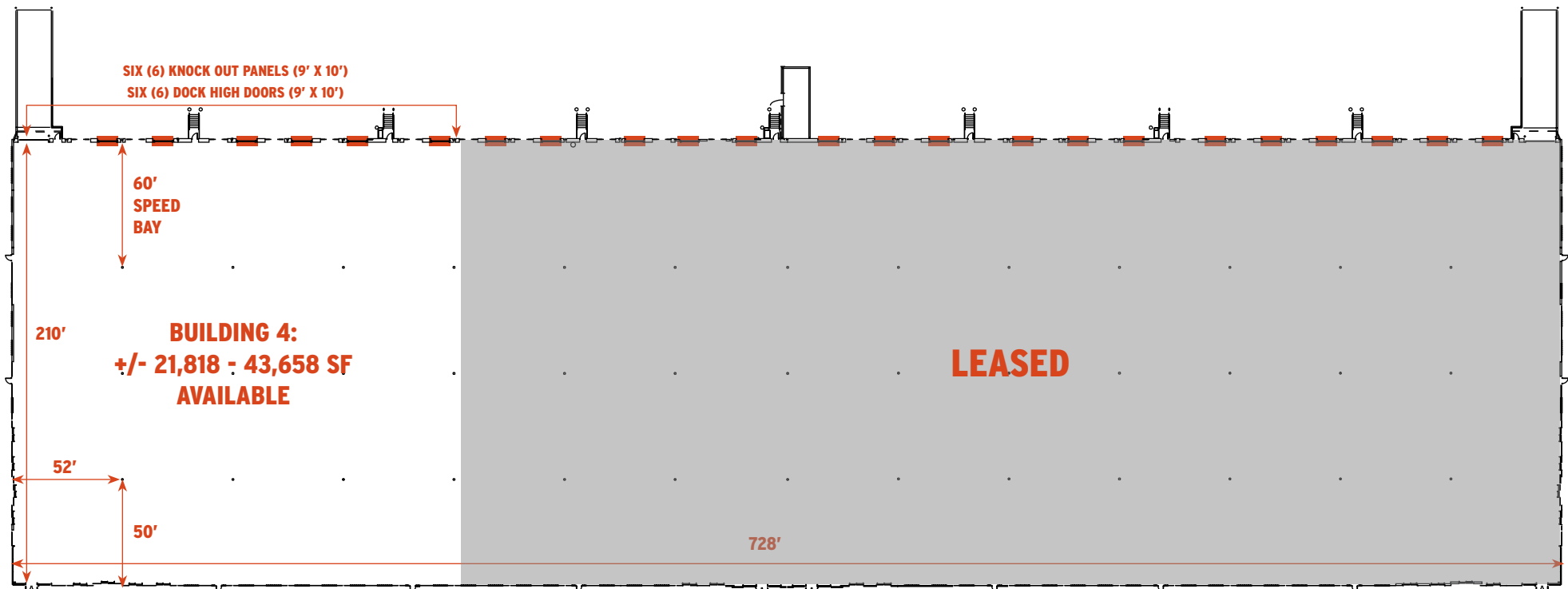


FLOOR PLAN + SPECIFICATIONS

| | |
|---------------------|------------------------------|
| BUILDING DIMENSIONS | 210' x 728' |
| COLUMN SPACING | 50' x 52' with 60' speed bay |
| BUILDING SIZE | 152,887 SF |
| AVAILABLE SF | +/- 21,818 - 43,658 SF |
| OFFICE SF | BTS |
| CONSTRUCTION TYPE | Tilt-up concrete |

| | |
|-------------------|------------------------------------------------------------|
| ROOF | 60 Mil TPO |
| PARKING | +/- 1.0/1,000 SF |
| TRUCK COURT DEPTH | 180' with 60' concrete apron and dedicated trailer storage |
| FLOOR THICKNESS | 6" concrete |
| CLEAR HEIGHT | 32' minimum |
| LIGHTING | LED |

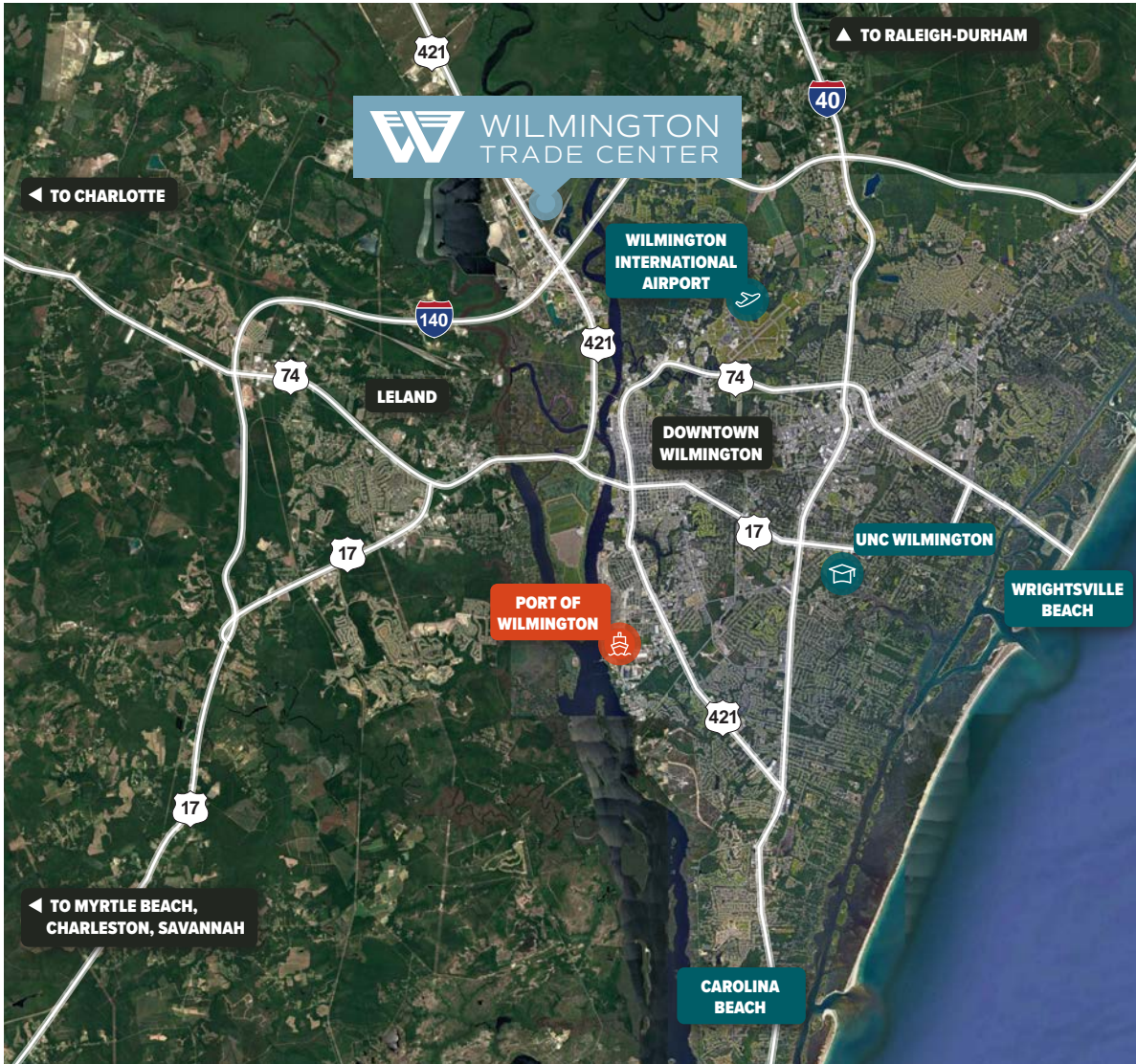
| | |
|---------------------|---------------------------------------------------------------------------------|
| VENTILATION | Roof mounted ventilation fans |
| SPRINKLER SYSTEM | ESFR sprinkler system |
| LOADING DOCKS | Six (6) 9' x 10' doors with six (6) additional 9' x 10' future knock out panels |
| GRADE LEVEL LOADING | One (1) 12' x 16' door |
| WAREHOUSE HEATING | Roof mounted gas unit heaters |



LOCATION OVERVIEW

DRIVE TIMES

| | | | | | | | | | | | |
|--------|---------------------|--------|--------------------|--------|--------------------|--------|--------------------|-----------|--------------|---------|----------------|
| 11 MIN | DOWNTOWN WILMINGTON | 13 MIN | WILMINGTON AIRPORT | 18 MIN | PORT OF WILMINGTON | 28 MIN | WRIGHTSVILLE BEACH | 1.5 HOURS | MYRTLE BEACH | 2 HOURS | RALEIGH-DURHAM |
|--------|---------------------|--------|--------------------|--------|--------------------|--------|--------------------|-----------|--------------|---------|----------------|



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