



WILMINGTON TRADE CENTER

**WILMINGTON'S PREMIER CLASS A INDUSTRIAL PARK
BUILDING 8 | 986,000 SF PAD READY SITE**



WILMINGTON TRADE CENTER

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





WILMINGTON TRADE CENTER

RALEIGH-DURHAM

**DOWNTOWN WILMINGTON
PORT OF WILMINGTON
MYRTLE BEACH**

BUILDING 11-13

BUILDING 9

BUILDING 10

BUILDING 6

BUILDING 7

BUILDING 8

BUILDING 5

BUILDING 4

BUILDING 1

BUILDING 2

BUILDING 3

421

421

THE PARK AT A GLANCE

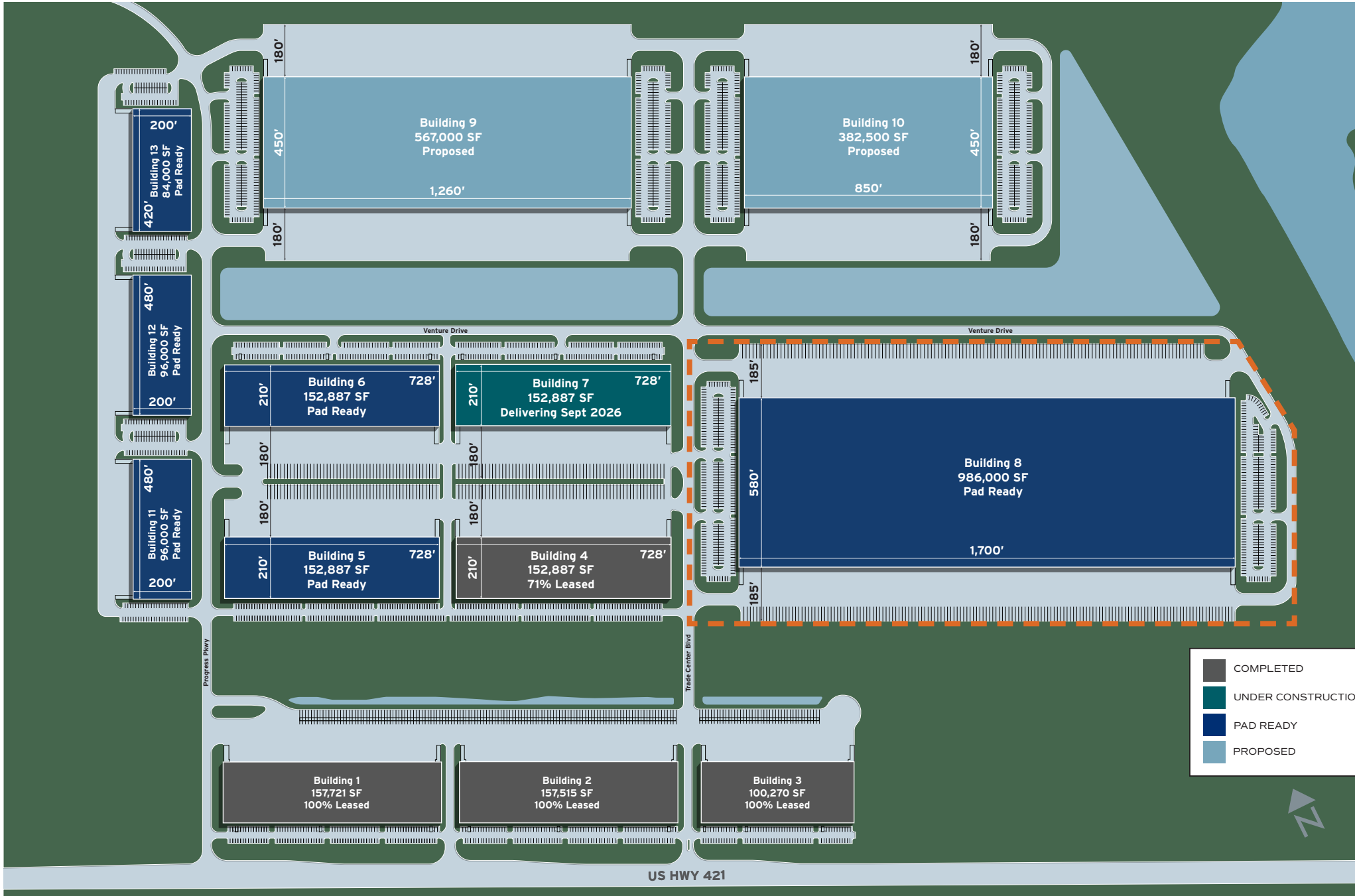
3.3 MSF

212 ACRES

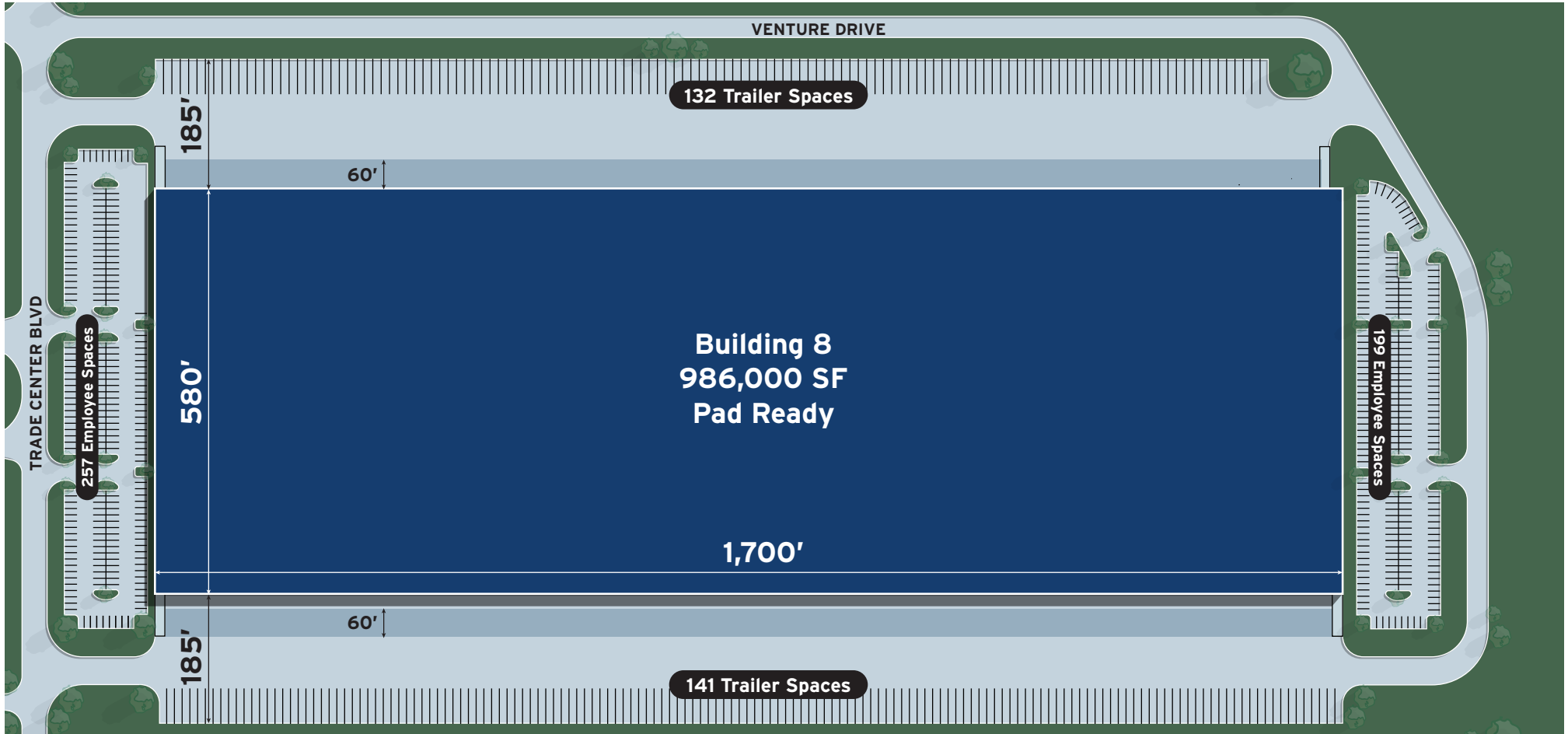
PAD READY SITES

ROBUST UTILITIES

WTC BUILDING 8 IS THE LARGEST PAD READY SITE IN THE STATE OF NORTH CAROLINA.



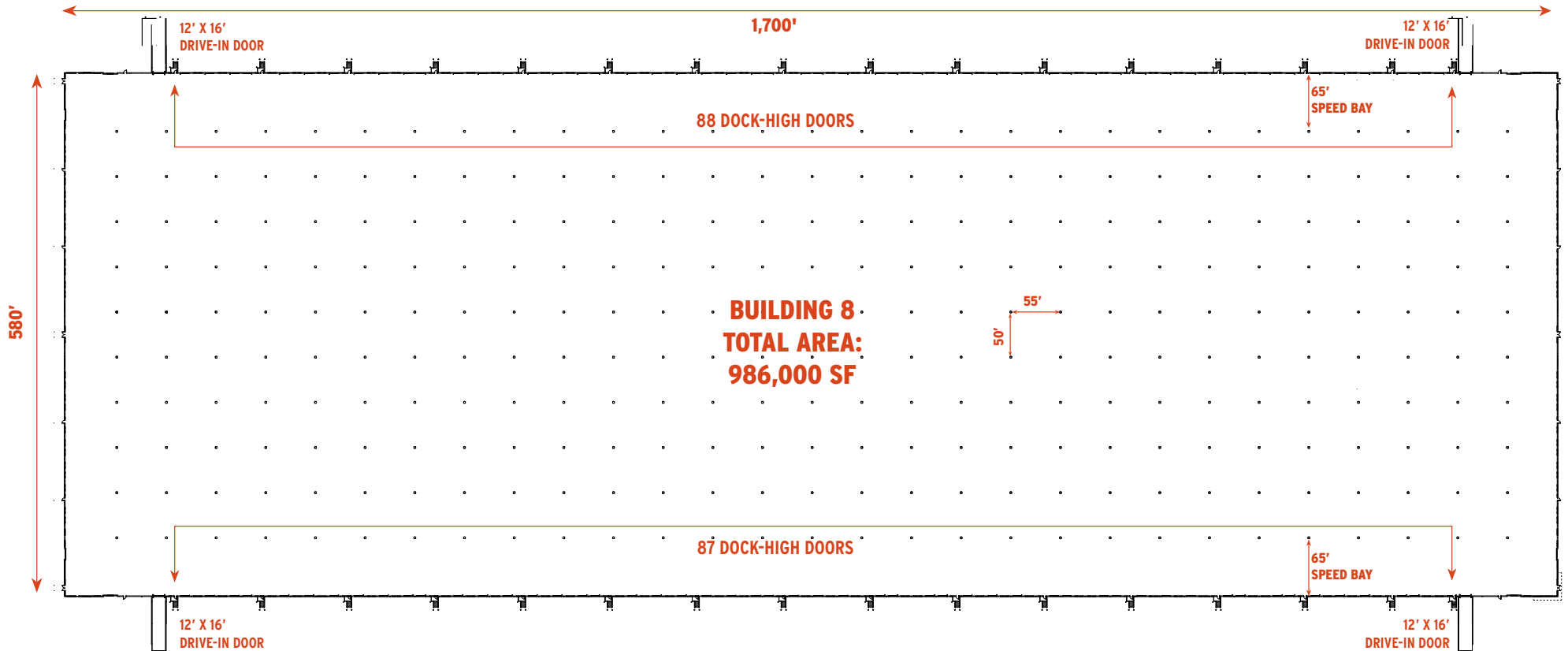
BUILDING 8



PROPERTY FEATURES

ADDRESS	1134 Trade Center Blvd	ZONING	I-2 (Industrial District)	TRUCK COURT	185' deep with 60' concrete aprons and dedicated trailer storage
CITY	Wilmington	NATURAL GAS SERVICE PROVIDER	Piedmont Natural Gas	TRAILER PARKING	273 spaces
STATE	North Carolina	WATER AND SEWER PROVIDER	Cape Fear Public Utility Authority	EMPLOYEE PARKING	456 spaces
COUNTY	New Hanover	ELECTRICAL PROVIDER	Duke Energy	OUTDOOR STORAGE	Available
PARCEL ID	RO2400-001-037-000				
SITE ACRES	48.56 acres				

BUILDING DIMENSIONS	580' x 1,700'	CONSTRUCTION TYPE	Tilt-up concrete	VENTILATION	Roof mounted ventilation fans
COLUMN SPACING	50' x 55' with 65' speed bay	ROOF	60 Mil TPO	SPRINKLER SYSTEM	ESFR sprinkler system
BUILDING SIZE	986,000 SF	FLOOR THICKNESS	8" concrete	LOADING DOCKS	One hundred seventy-five (175) dock high doors (9' x 10')
AVAILABLE SF	986,000 SF	CLEAR HEIGHT	40' minimum	GRADE LEVEL LOADING	Four (4) 12' x 16' doors
OFFICE SF	BTS	LIGHTING	LED	WAREHOUSE HEATING	Roof mounted gas unit heaters



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
---------------	---------------------	---------------	--------------------	---------------	--------------------	---------------	--------------------	------------------	--------------	----------------	----------------



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. Icon made by Prosymbols from www.flaticon.com



WILL LEONARD

910.233.5351

wleonard@capefearcommercial.com

AL WILLIAMS

919.424.8154

al.williams@jll.com



LEE ALLEN

843.805.5111

lee.allen@jll.com

DIANNE JONES

910.818.8388

dianne.jones@jll.com



CHRIS NORVELL

919.637.9621

cnorvell@edgewater-ventures.com