

WILMINGTON, NORTH CAROLINA

BUILDING 7
152,887 SF DELIVERING FALL 2026



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

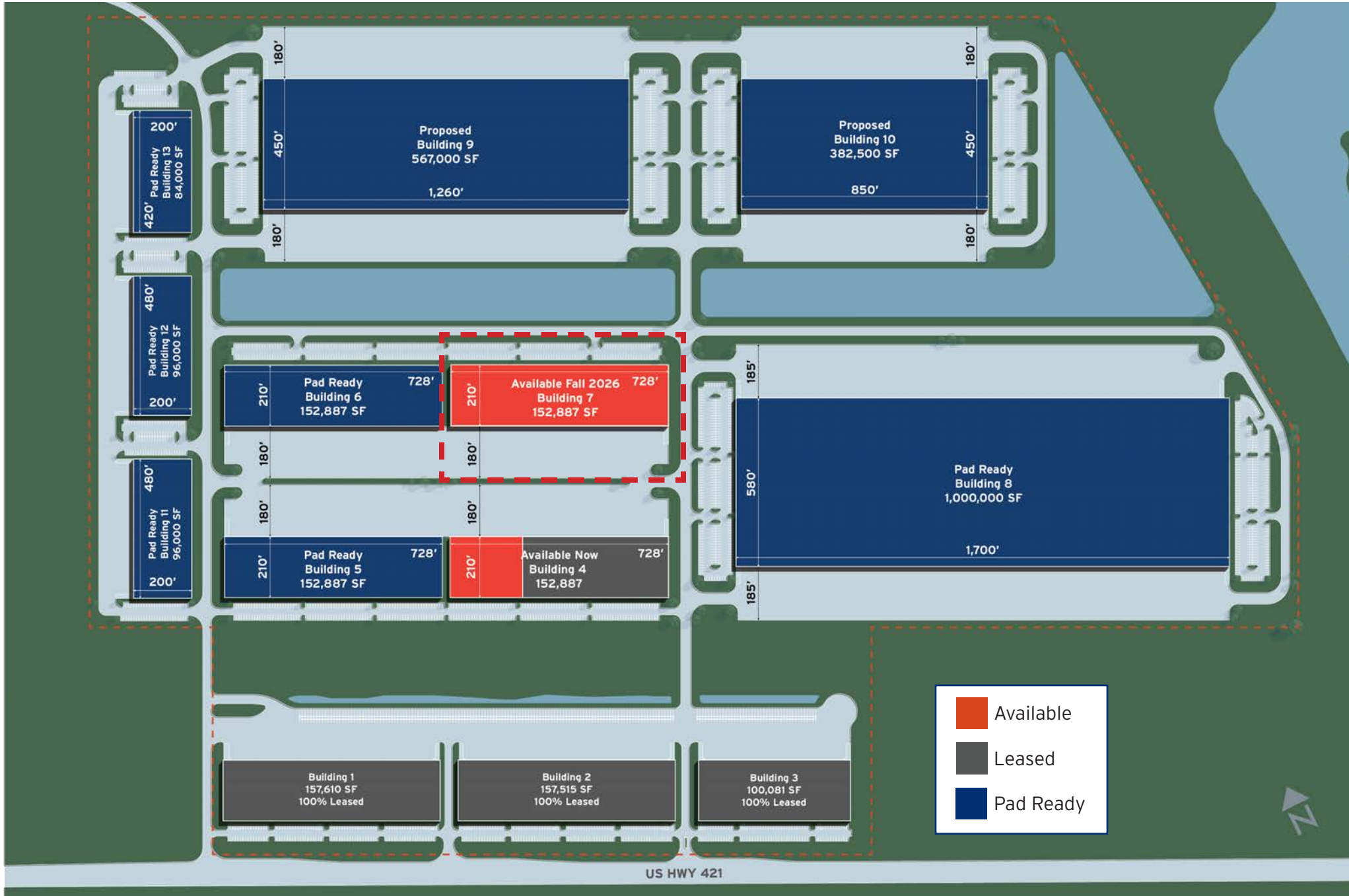
BUILDING 2

BUILDING 1

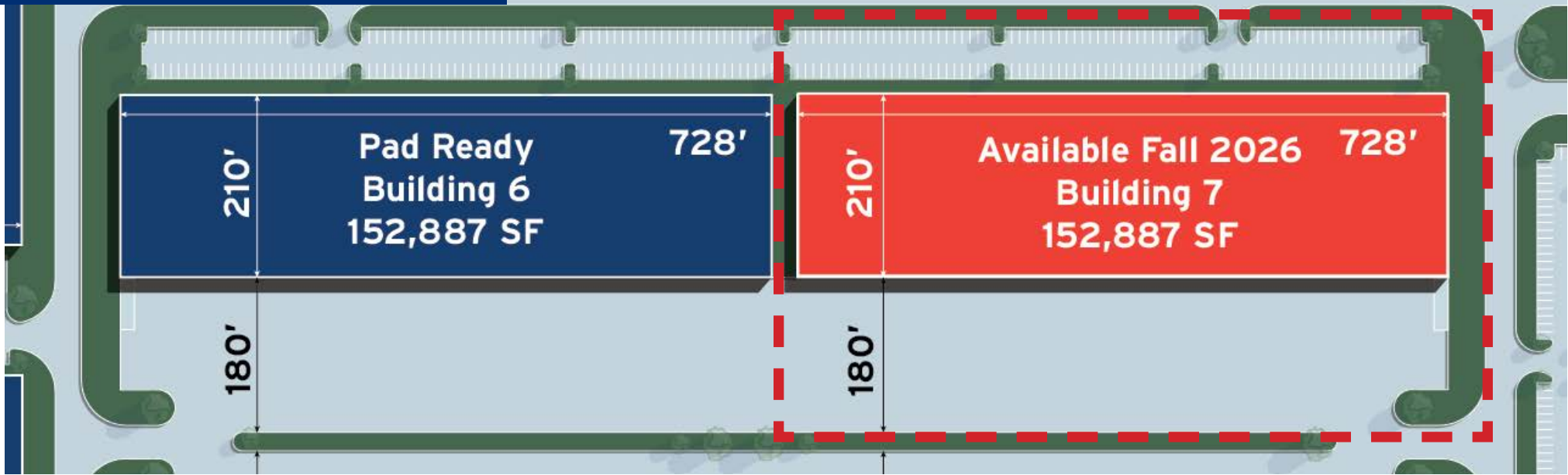
Edgewater Ventures is excited to introduce **Wilmington Trade Center - Building 7**, the latest expansion of Wilmington's premier industrial park, strategically located on Highway 421, just one mile from Interstate 140. Its prime location offers unmatched connectivity to the eastern seaboard of North 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 22,000 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 7, 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 7 is currently slated for delivery in Fall 2026.

SITE PLAN



SITE PLAN - PHASE II (BUILDING 6 & 7)



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

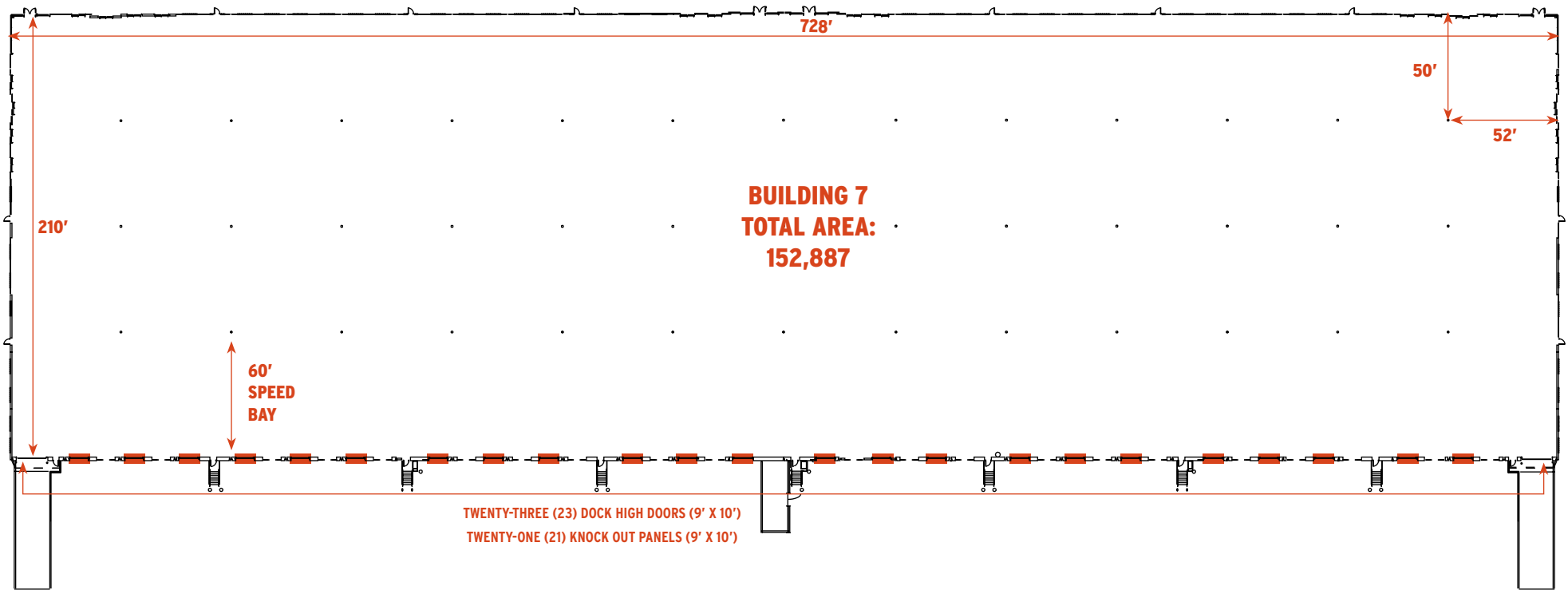
HIGHWAY 421 	Immediate access/frontage
INTERSTATE 140 	0.8 miles
DOWNTOWN WILMINGTON	4.2 miles
WILMINGTON INTERNATIONAL AIRPORT	6.7 miles
PORT OF WILMINGTON	8.7 miles



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.

FLOOR PLAN + SPECIFICATIONS

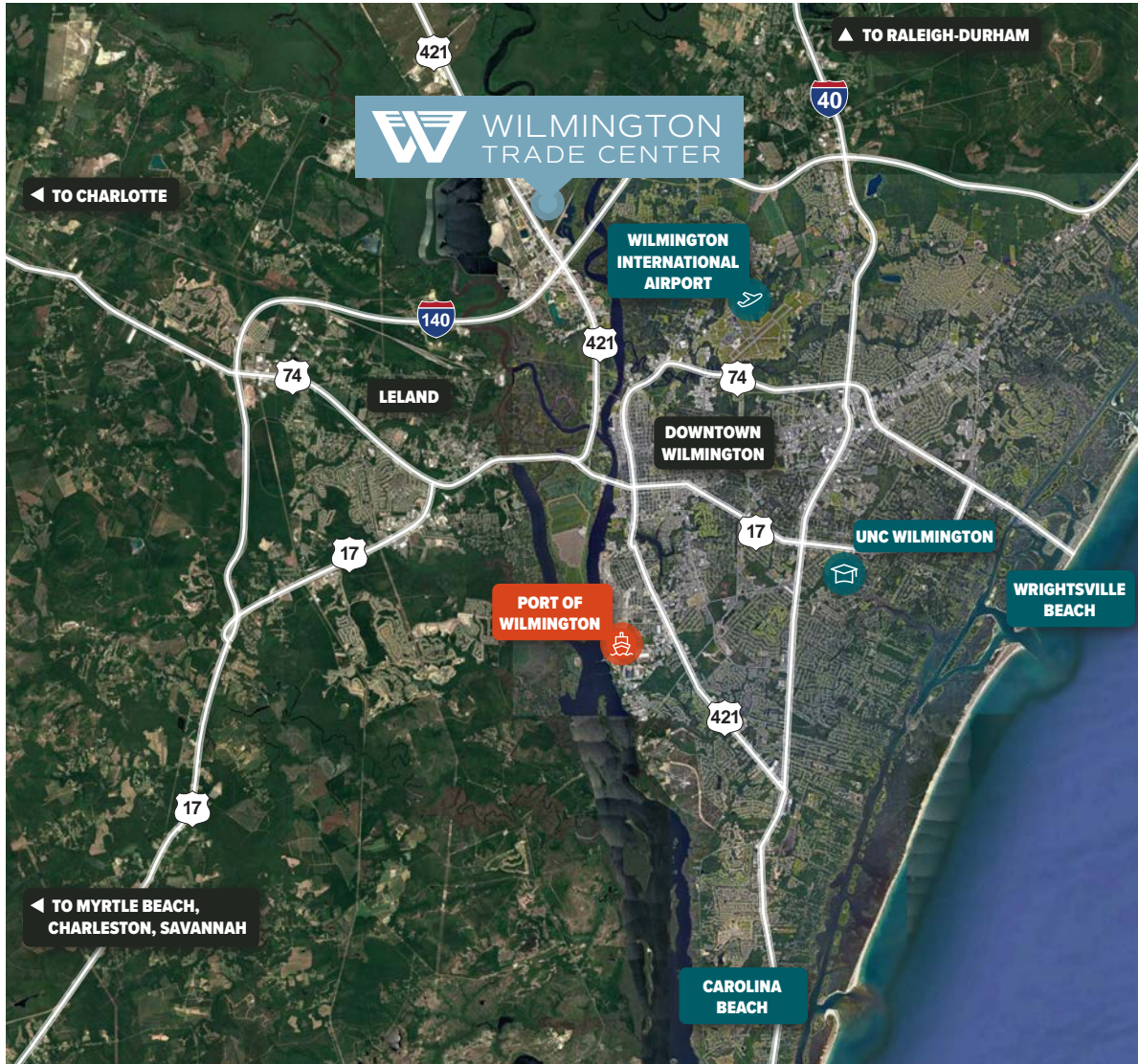
BUILDING DIMENSIONS	210' x 728'	ROOF	60 Mil TPO	VENTILATION	Roof mounted ventilation fans
COLUMN SPACING	50' x 52' with 60' speed bay	PARKING	153 employee spaces	SPRINKLER SYSTEM	ESFR sprinkler system
BUILDING SIZE	152,887 SF	TRUCK COURT DEPTH	180' with 60' concrete apron and dedicated trailer storage	LOADING DOCKS	Twenty-three (23) 9' x 10' doors with twenty-one (21) additional 9' x 10' future knock out panels
AVAILABLE SF	152,887 SF	FLOOR THICKNESS	6" concrete	GRADE LEVEL LOADING	Two (2) 14' x 16' doors
OFFICE SF	BTS	CLEAR HEIGHT	32' minimum	WAREHOUSE HEATING	Roof mounted gas unit heaters
CONSTRUCTION TYPE	Tilt-up concrete	LIGHTING	LED		



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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