



WILMINGTON TRADE CENTER

**WILMINGTON'S PREMIER CLASS A INDUSTRIAL PARK
BUILDING 7 | 152,887 SF**



WILMINGTON TRADE CENTER

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





THE PARK AT A GLANCE

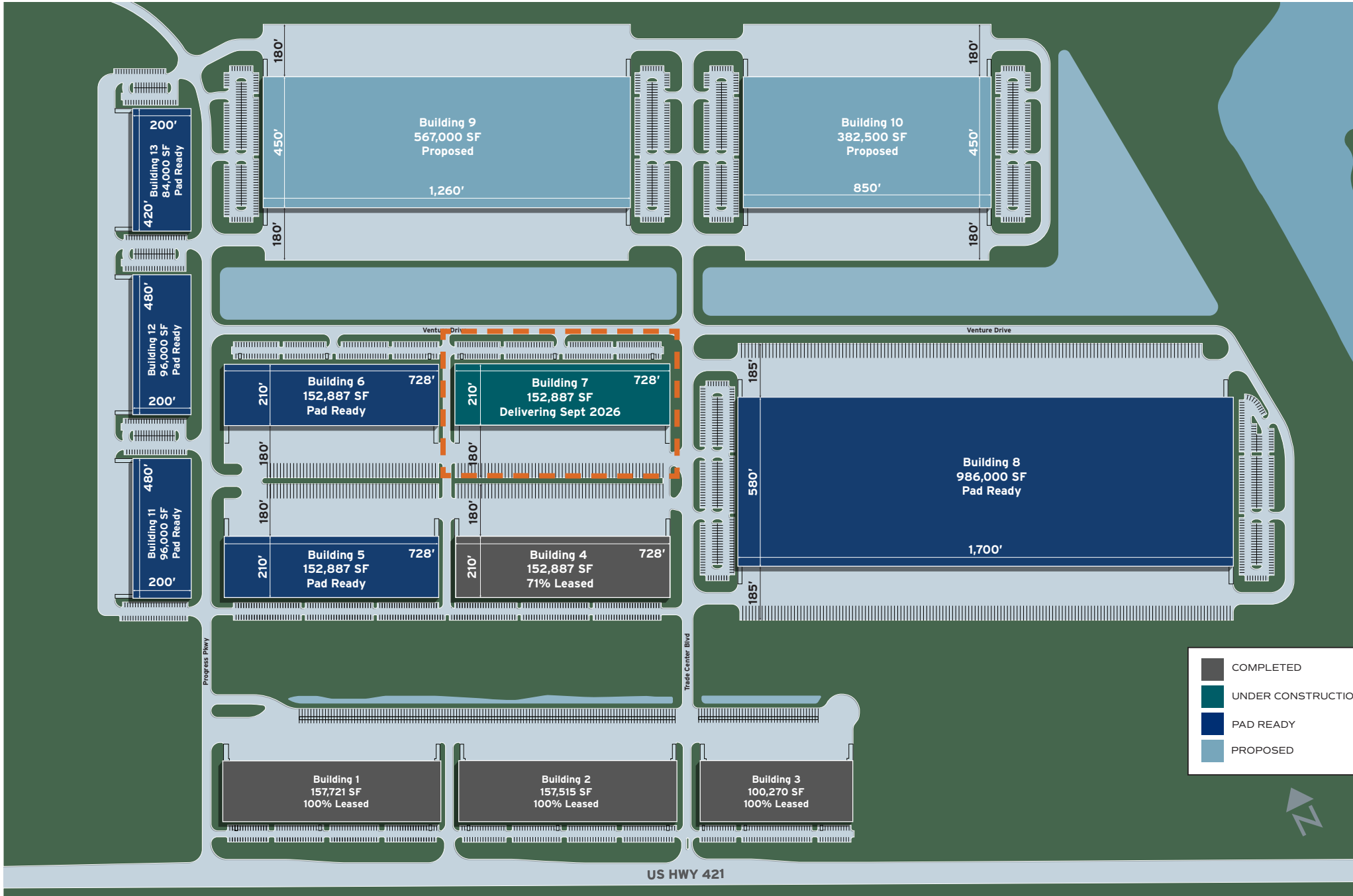
3.3 MSF




212 ACRES

PAD READY
SITES

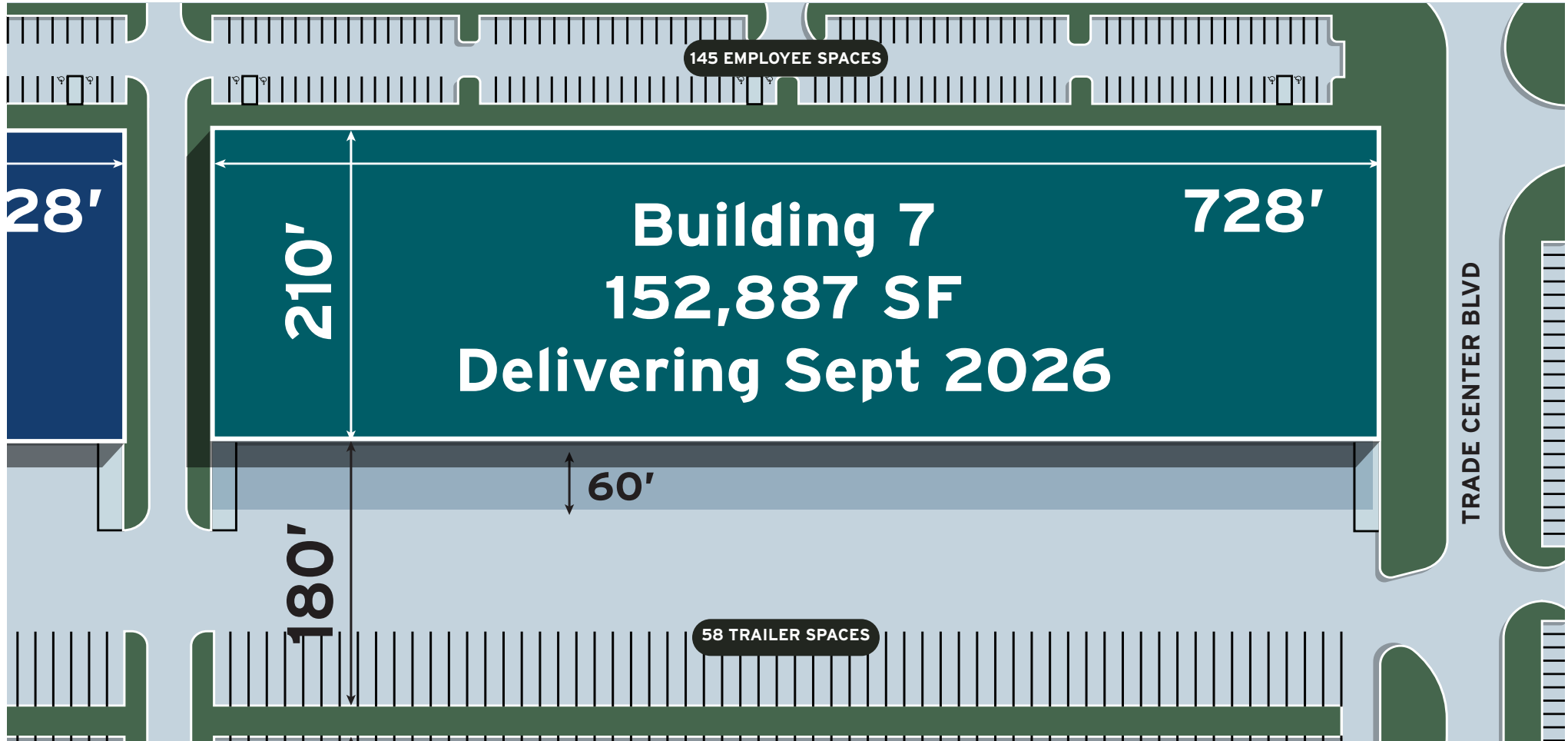
ROBUST
UTILITIES

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



	COMPLETED
	UNDER CONSTRUCTION
	PAD READY
	PROPOSED

BUILDING 7



PROPERTY FEATURES

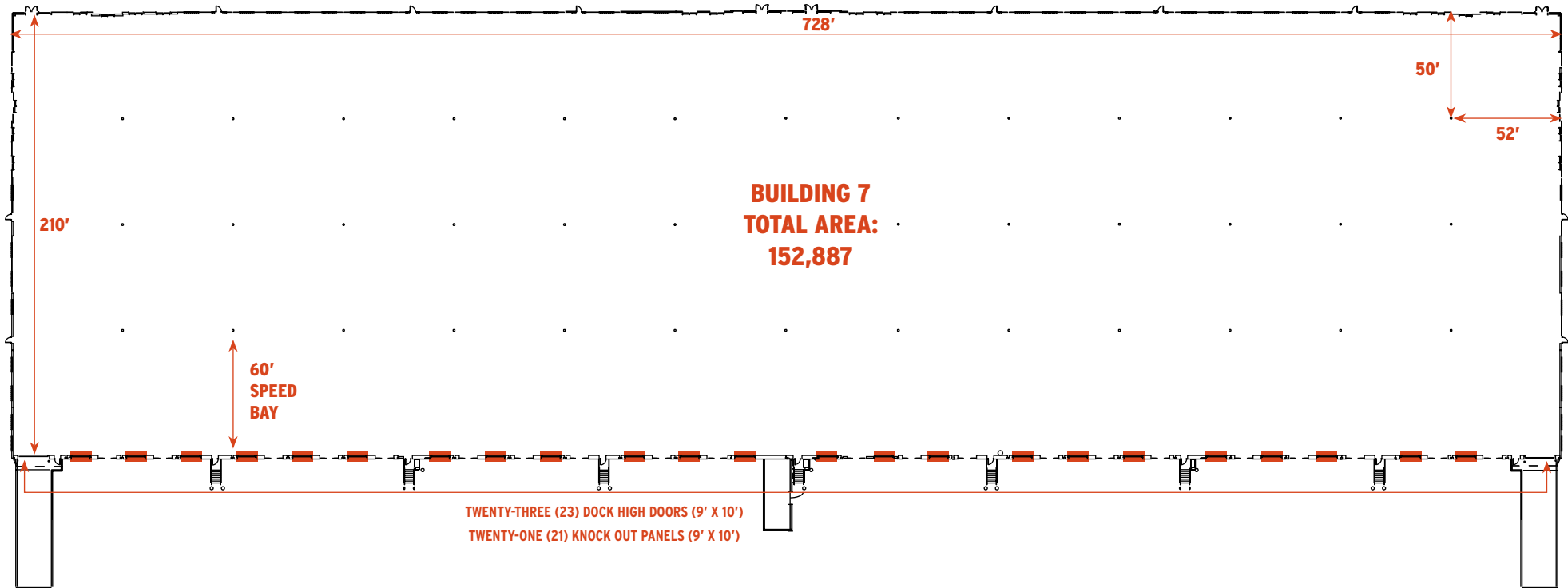
ADDRESS	1145 Trade Center Blvd	ZONING	I-2 (Industrial District)	TRUCK COURT	180' deep with 60' concrete aprons and dedicated trailer storage
CITY	Wilmington	NATURAL GAS SERVICE PROVIDER	Piedmont Natural Gas	TRAILER PARKING	58 spaces
STATE	North Carolina	WATER AND SEWER PROVIDER	Cape Fear Public Utility Authority	EMPLOYEE PARKING	145 spaces
COUNTY	New Hanover	ELECTRICAL PROVIDER	Duke Energy	OUTDOOR STORAGE	Available
PARCEL ID	RO2400-001-037-000				
SITE ACRES	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.

BUILDING DIMENSIONS	210' x 728'
COLUMN SPACING	50' x 52' with 60' speed bay
BUILDING SIZE	152,887 SF
AVAILABLE SF	152,887 SF
OFFICE SF	BTS

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

VENTILATION	Roof mounted ventilation fans
SPRINKLER SYSTEM	ESFR sprinkler system
LOADING DOCKS	Twenty-three (23) 9' x 10' doors with twenty-one (21) additional 9' x 10' future knock out panels
GRADE LEVEL LOADING	Two (2) 12' x 16' doors
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
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