

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

WILMINGTON TRADE CENTER PHASE 2

WILMINGTON TRADE CENTER PHASE 1

RALEIGH-DURHAM

BUILDING 3

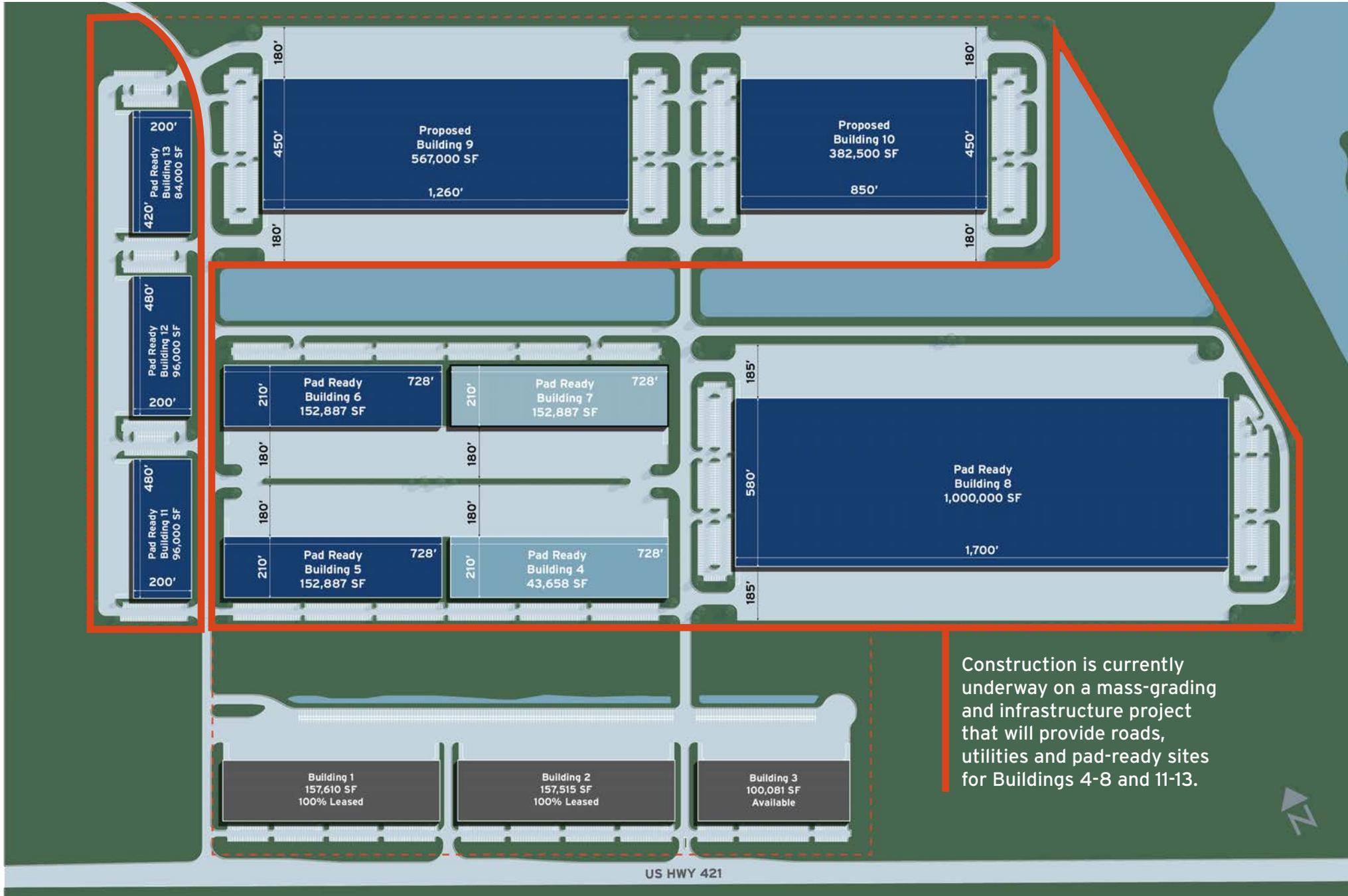
BUILDING 2

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.

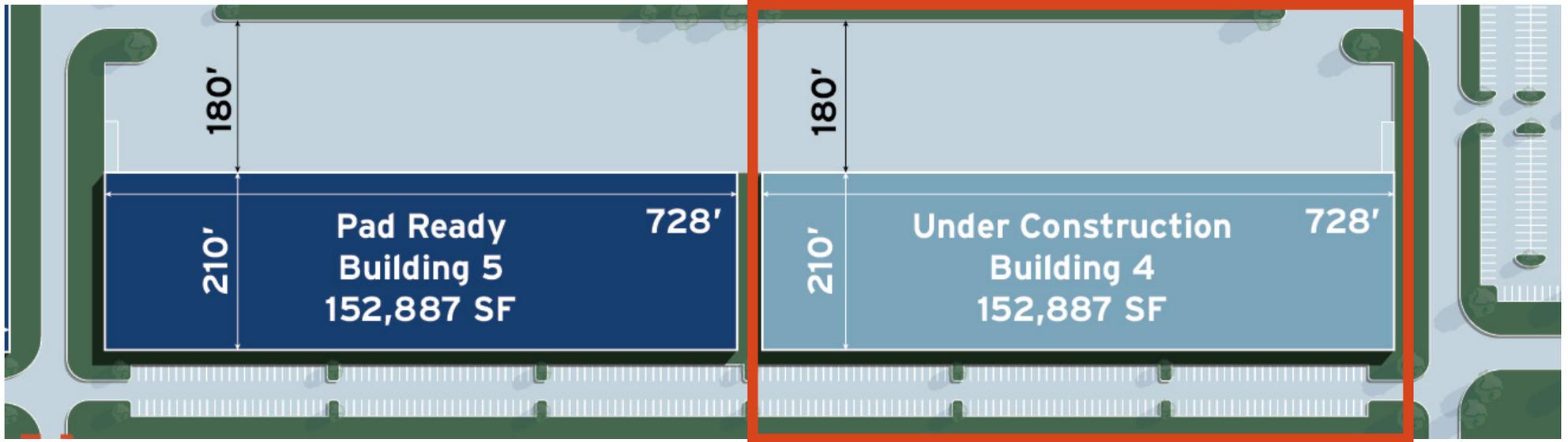
Construction will continue with Building 4, a 152,887 SF rear-load facility featuring attractive tilt-up concrete construction, a 32' minimum clear height, ESFR sprinkler system, 50' x 52' column spacing, 180' truck court, up to 44 dock-high loading positions and LED lighting. Building 4 is currently slated for delivery in Q1 2026.

SITE PLAN



Construction is currently underway on a mass-grading and infrastructure project that will provide roads, utilities and pad-ready sites for Buildings 4-8 and 11-13.

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



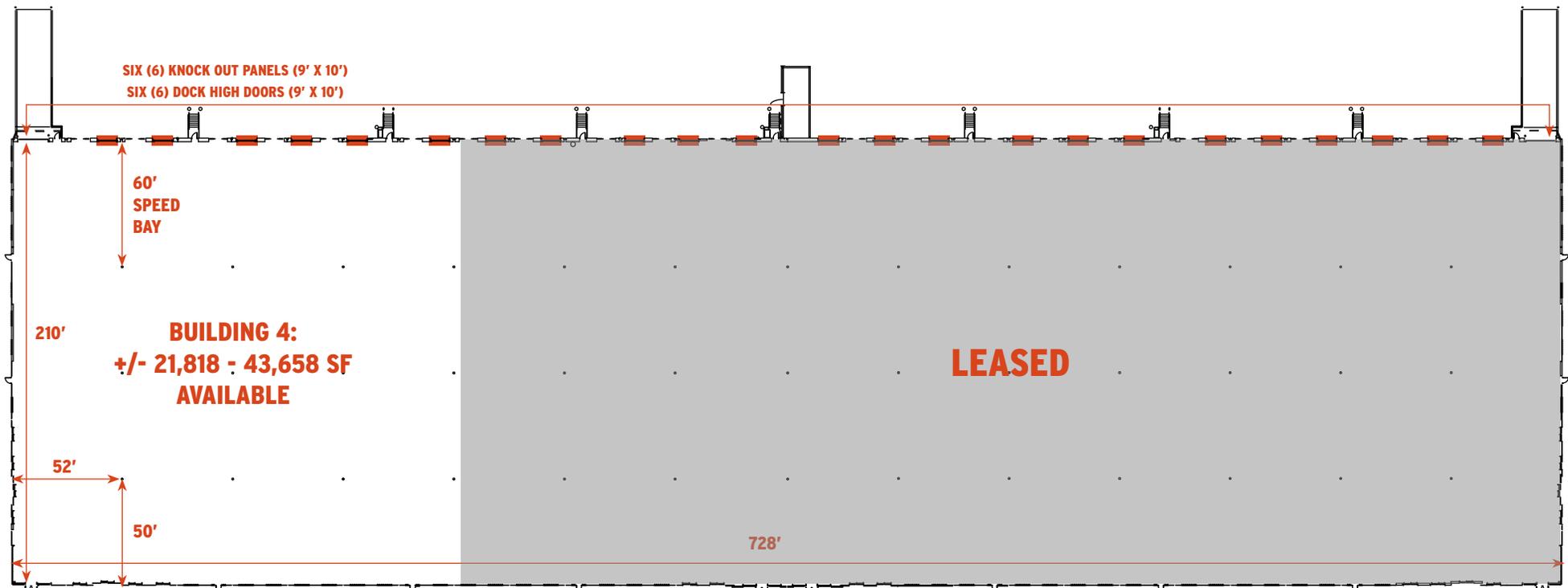
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FLOOR PLAN + SPECIFICATIONS

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' doors
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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