

3940 US HWY 421 N // WILMINGTON, NORTH CAROLINA

BUILDING 3
22,060 SF AVAILABLE NOW



WILMINGTON TRADE CENTER

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





WILMINGTON TRADE CENTER

Edgewater Ventures is excited to introduce Wilmington Trade Center – Building 3, the latest addition to the premier industrial development in Wilmington. Upon completion of all phases, Wilmington Trade Center's total area will span across 212 acres and encompass nearly 3.3 million square feet, providing tenants with unparalleled connectivity to the eastern seaboard of North and South Carolina, situated just a mile away from Interstate 140.

Wilmington Trade Center features top-of-the-line, tilt-up concrete construction, extensive glass lines, ESFR sprinkler systems, and 180'-185' deep truck courts. The future building plans range from 84,000 square feet to 1,000,000 square feet, with the opportunity to subdivide into smaller suites.

Currently, Buildings 1 & 2 are fully leased with the now delivered Building 3 adding an additional 100,081 SF.



LOCATION OVERVIEW

PORT OF WILMINGTON ▶

WILMINGTON INTERNATIONAL
AIRPORT (ILM)

DOWNTOWN
WILMINGTON ▶



WILMINGTON
TRADE CENTER
PHASE 2

◀ RALEIGH-DURHAM

140



WILMINGTON
TRADE CENTER
PHASE 1

BUILDING 3

BUILDING 2

BUILDING 1

MYRTLE BEACH ▶

WILMINGTON TRADE CENTER
is strategically positioned on Highway 421
near the interchange at Interstate 140,
providing direct, uninterrupted access to
the entire Wilmington market as well as
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).



LOCATION OVERVIEW

DRIVE TIMES

11 MIN

DOWNTOWN
WILMINGTON

13 MIN

WILMINGTON
AIRPORT

18 MIN

PORT OF
WILMINGTON

28 MIN

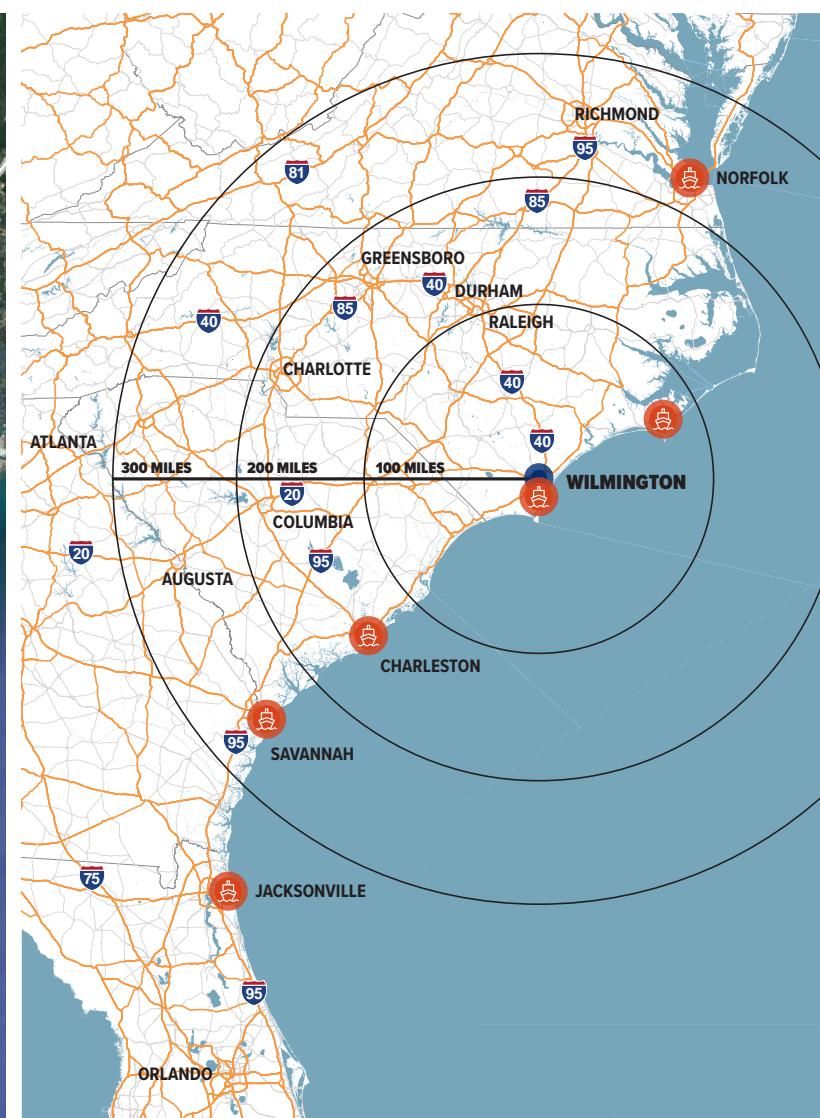
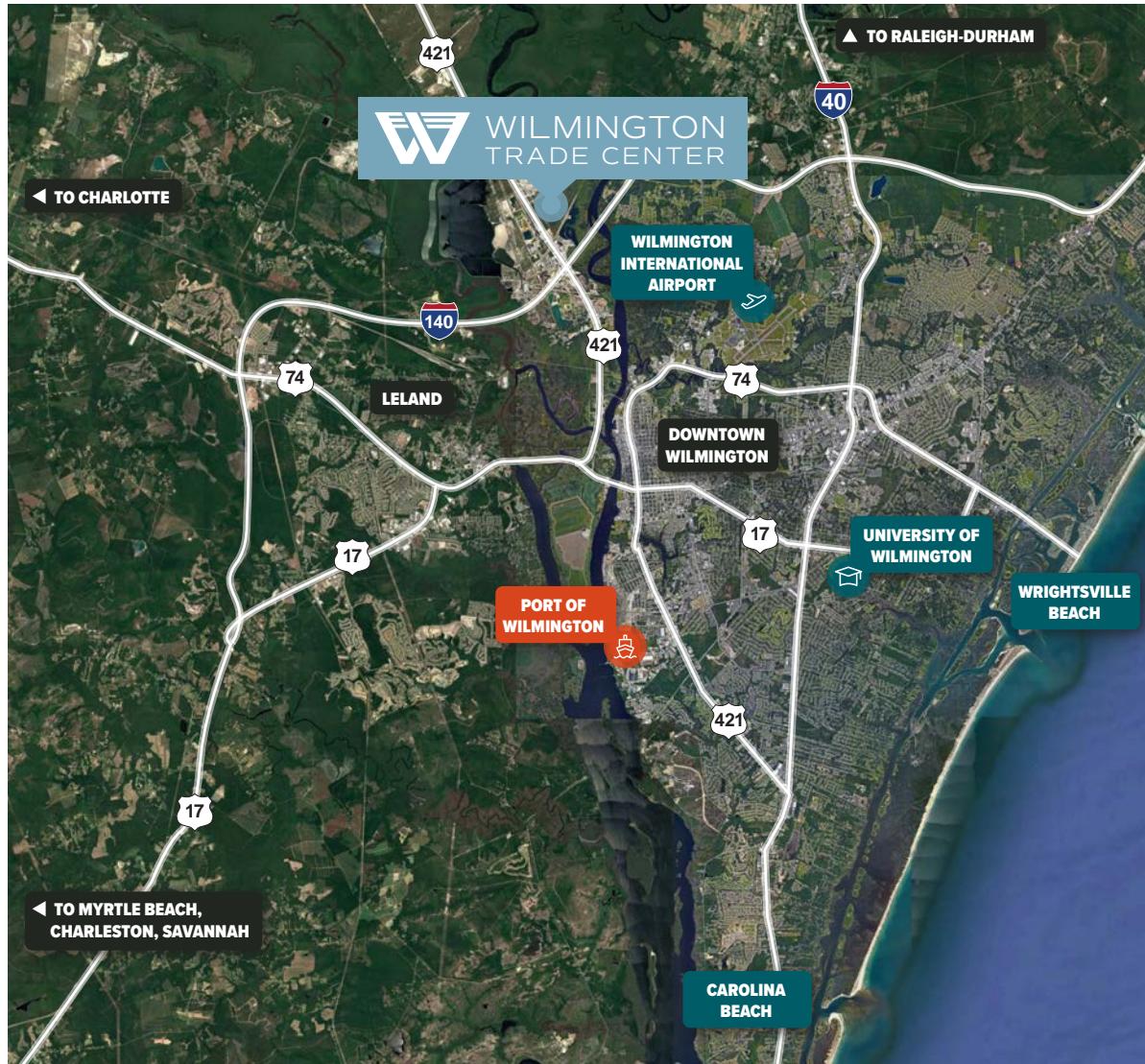
WRIGHTSVILLE
BEACH

1.5 HOURS

MYRTLE BEACH

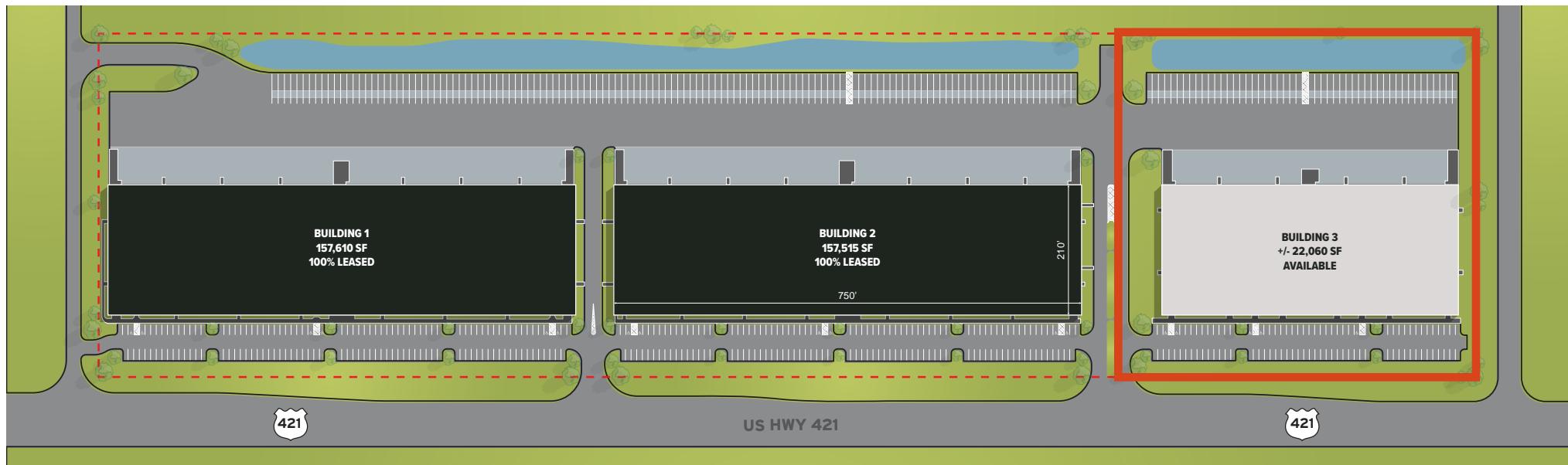
2 HOURS

RALEIGH-DURHAM





SITE PLAN - PHASE I



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)
NUMBER BUILDINGS - PHASE I	Three (3)
TOTAL SF - PHASE I	415,206 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



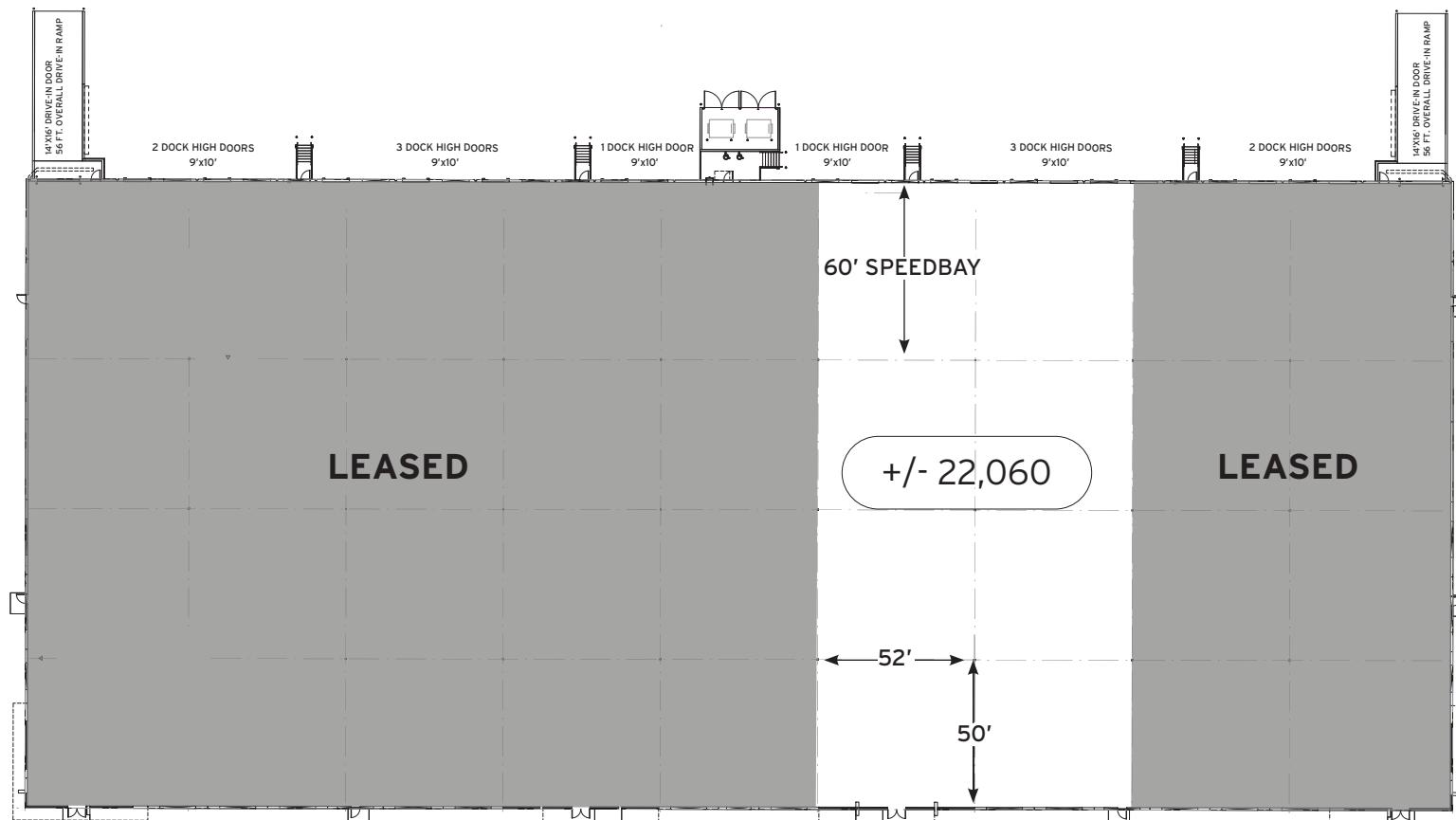
FLOOR PLAN

BUILDING 3 SPECIFICATIONS

BUILDING DIMENSIONS	210' x 476'
COLUMN SPACING	50' x 52' with 60' speed bay
BUILDING SIZE	100,081 SF
AVAILABLE SF	+/- 22,060 SF
OFFICE SF	Build-to-Suit
CONSTRUCTION TYPE	Tilt-up concrete
ROOF	60 Mil TPO

PARKING RATIO	+/- 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	Three (3) 9' x 10' doors with four (4) additional 9' x 10' future knock out panels
GRADE LEVEL LOADING	Ramped drive-in door can be added
WAREHOUSE HEATING	Roof mounted gas unit heaters





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