



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.**





THE PARK AT A GLANCE

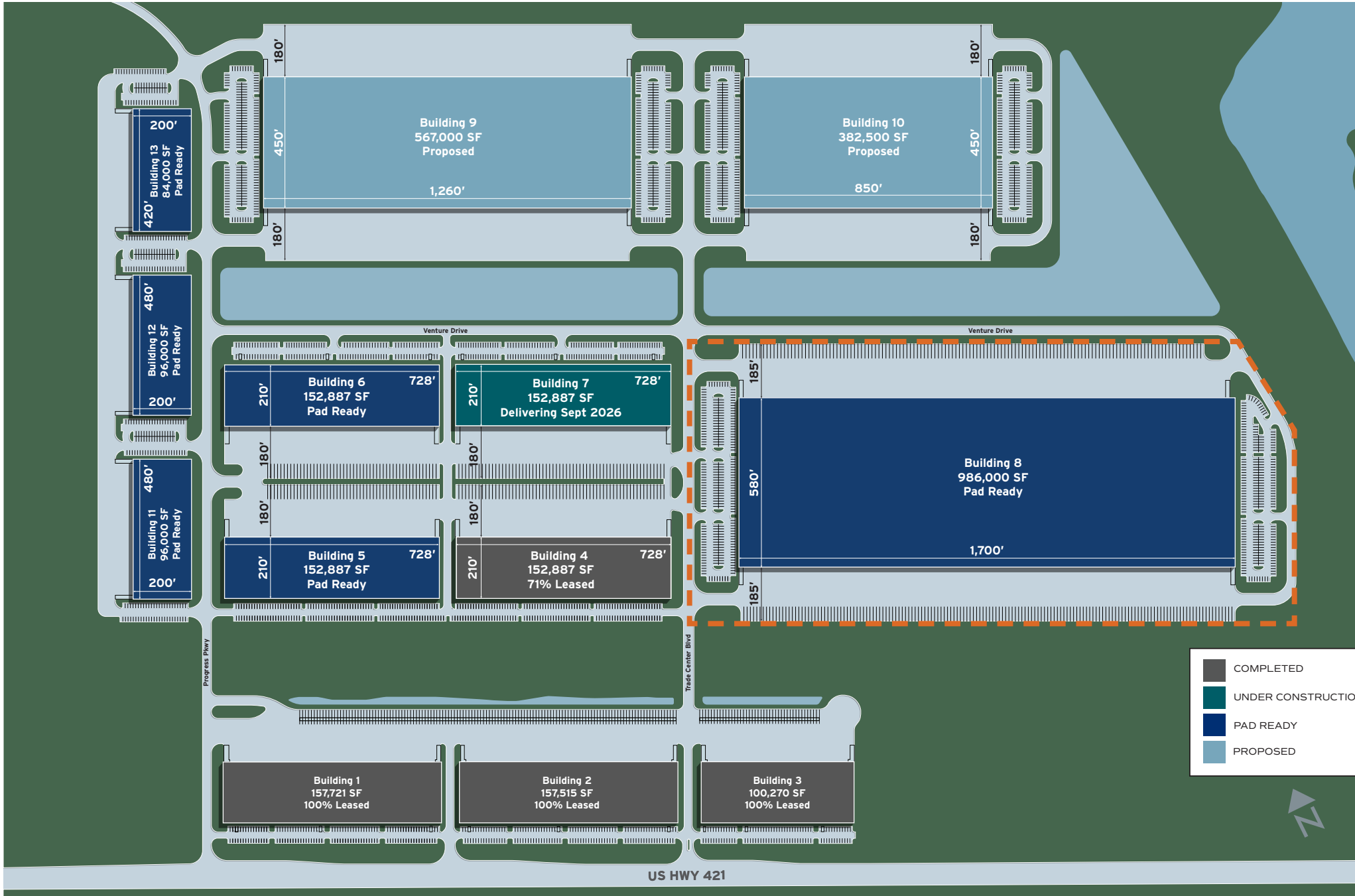
3.3 MSF

212 ACRES

PAD READY SITES

ROBUST UTILITIES

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



BUILDING 8



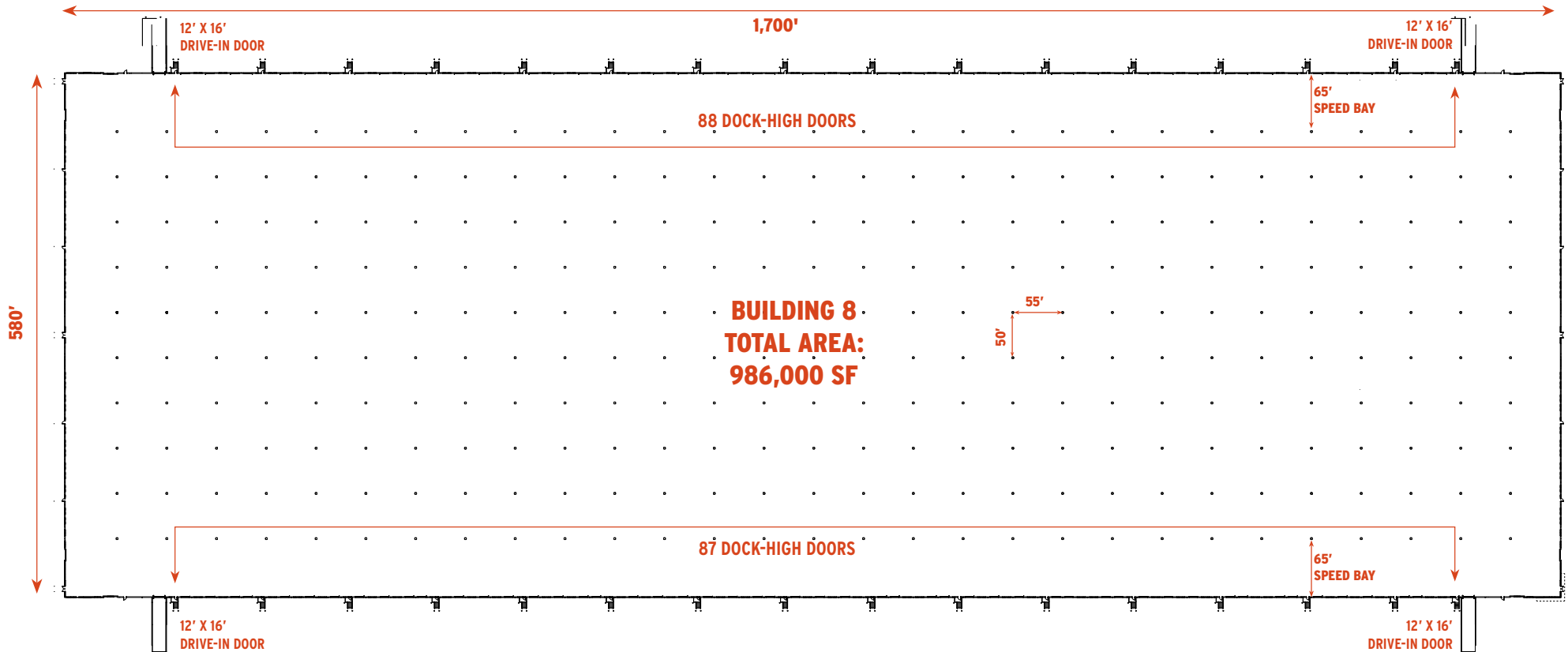
PROPERTY FEATURES

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	RO2400-001-041-000				
SITE ACRES	48.56 acres				

BUILDING DIMENSIONS	580' x 1,700'
COLUMN SPACING	50' x 55' with 65' speed bay
BUILDING SIZE	986,000 SF
AVAILABLE SF	986,000 SF
OFFICE SF	BTS

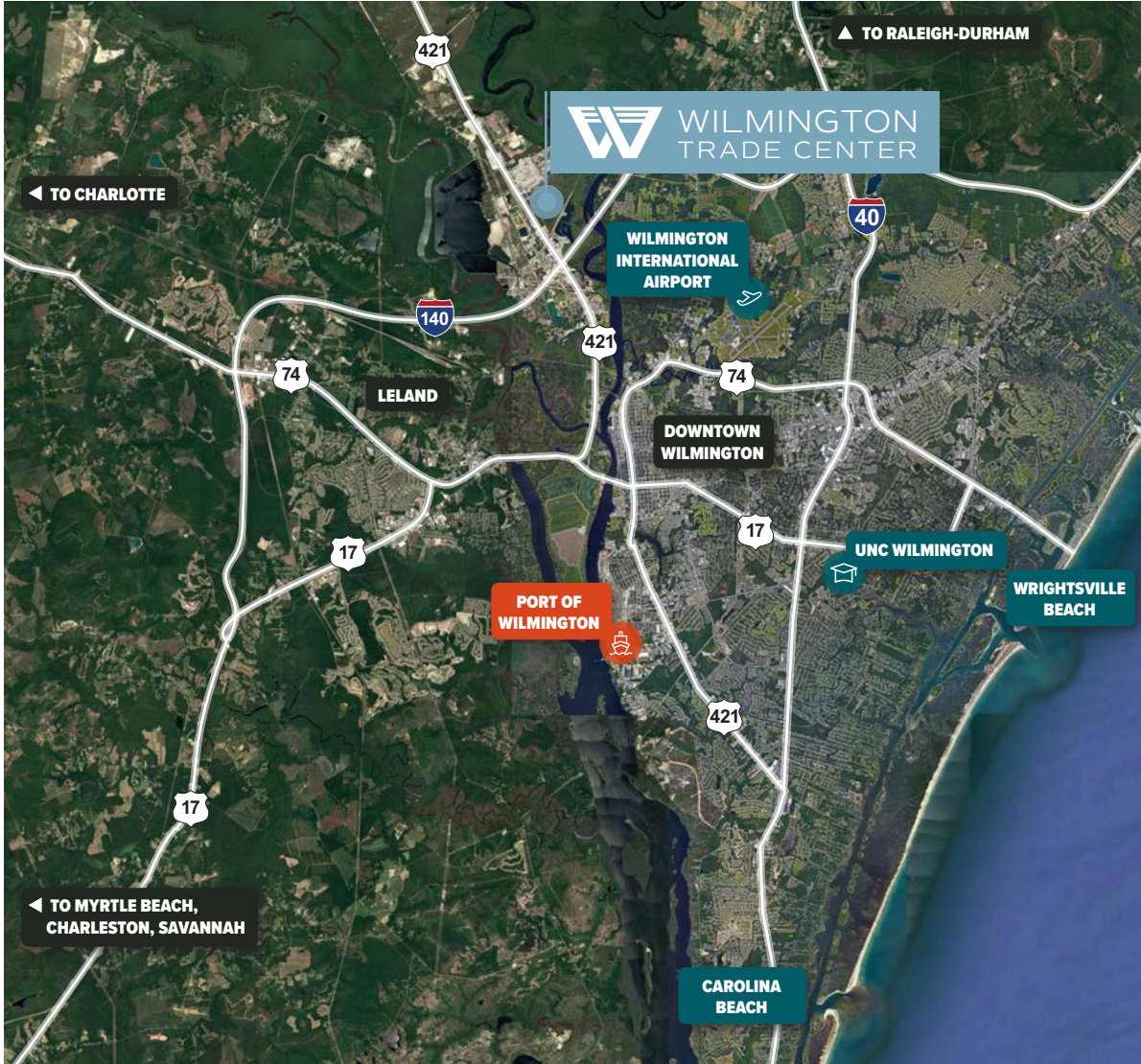
CONSTRUCTION TYPE	Tilt-up concrete
ROOF	60 Mil TPO
FLOOR THICKNESS	8" concrete
CLEAR HEIGHT	40' minimum
LIGHTING	LED

VENTILATION	Roof mounted ventilation fans
SPRINKLER SYSTEM	ESFR sprinkler system
LOADING DOCKS	One hundred seventy-five (175) dock high doors (9' x 10')
GRADE LEVEL LOADING	Four (4) 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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