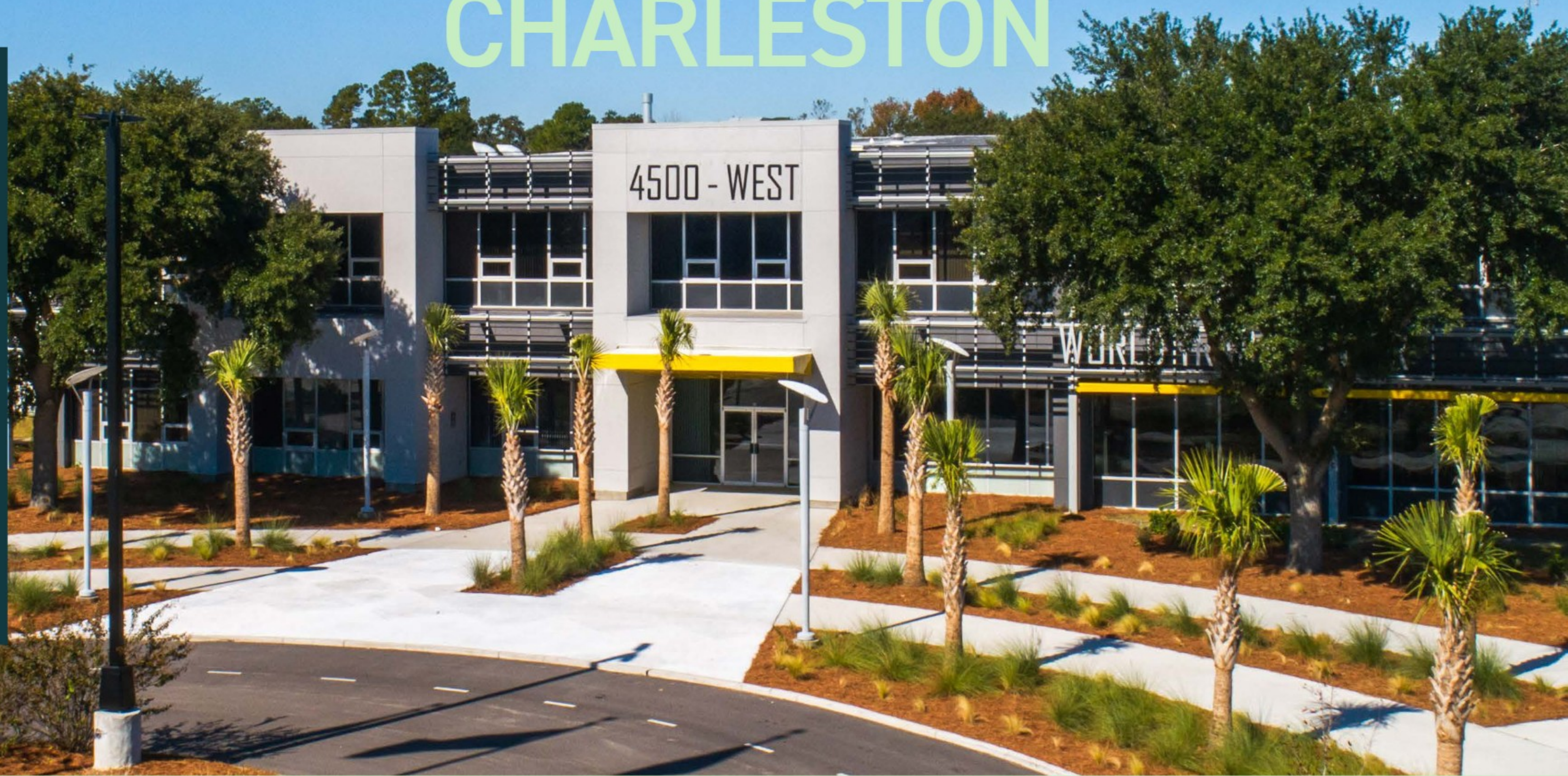


WORLD TRADE CENTER CHARLESTON

4500 LEEDS AVE, CHARLESTON, SOUTH CAROLINA



12,813 - 614,907 SF AVAILABLE



WORLD TRADE CENTERS
CHARLESTON



CUSHMAN &
WAKEFIELD



LRC
PROPERTIES

PROPERTY OVERVIEW

World Trade Center® Charleston (WTCC) is a long standing Multi Tenant Manufacturing Facility, accommodating a dynamic network of users and industries ranging from Light, Heavy, and High Tech Manufacturing, to Assembly, R&D, warehouse, logistics, and those with basic office needs. The site consists of multiple buildings totaling 1,036,031 sf on approximately 80 acres in the heart of the Charleston metro.

CAMPUS SPECIFICATIONS

PARCEL ID	4100000005
COUNTY	Charleston County
ZONING	M-2
SITE AREA	±79.26 ac
YEAR BUILT	1964 (Renovated 2020)
TOTAL SF	±1,036,031 SF
CEILING HEIGHT	24'
COLUMN SPACING	24'w x 50'd
DOCKS	30 ext
DRIVE-IN DOORS	22
AUTO PARKING	±1,300 spaces
TRAILER PARKING	TBD
LIGHTING	LED
SPRINKLERS	Wet
ROOF	Metal & TPO (white)



[VIEW MOTION FILMWORKS VIDEO](#)



THE STORY

Built in 1964 by the US Government to manufacture helicopters for the Vietnam War, the World Trade Center Charleston remains to date one of the elite manufacturing campuses in the Southeast. With upgraded infrastructure such as a brand-new processed waste treatment plant, 3 phase 480v power, 95 psi compressed air, and standard low pressure supply natural gas it is commonly said, "If you have to have it, you can only find it at the World Trade Center Charleston." Post the Vietnam War, the asset was acquired by Cummins Inc. and in 2017 LRC Holdings purchased the Industrial campus. Since their acquisition, LRC has invested over

\$20 million into the infrastructure and amenities on site positioning the facility as one of the only near port heavily infrastructured facilities in the region. Amenities include 24/7 on-site security, on-site property management, multipurpose rooms for tenant use, dining, and a grab-n-go canteen. World Trade Center Charleston offers a truly global environment and an enviable location for many International Trade, manufacturing, Engineering, R&D, Assembly and office users. The campus stands as a testament to its rich history and continuous transformation.



1964

PURCHASES
LEEDS Park



2011

PURCHASES
World Trade Center
Charleston



2021

JOIN TENANCY

1983

BUILT
Manufacturing plant
for helicopters for the
Vietnam War



**NEW INDUSTRIAL
TENANCY**

Other major industry
suppliers: Charleston
Metro Chamber of
Commerce, Cummins,
and American Axle &
Manufacturing
join tenancy

2017



RENOVATION

Completed \$25 million
dollar infrastructure &
amenities upgrades

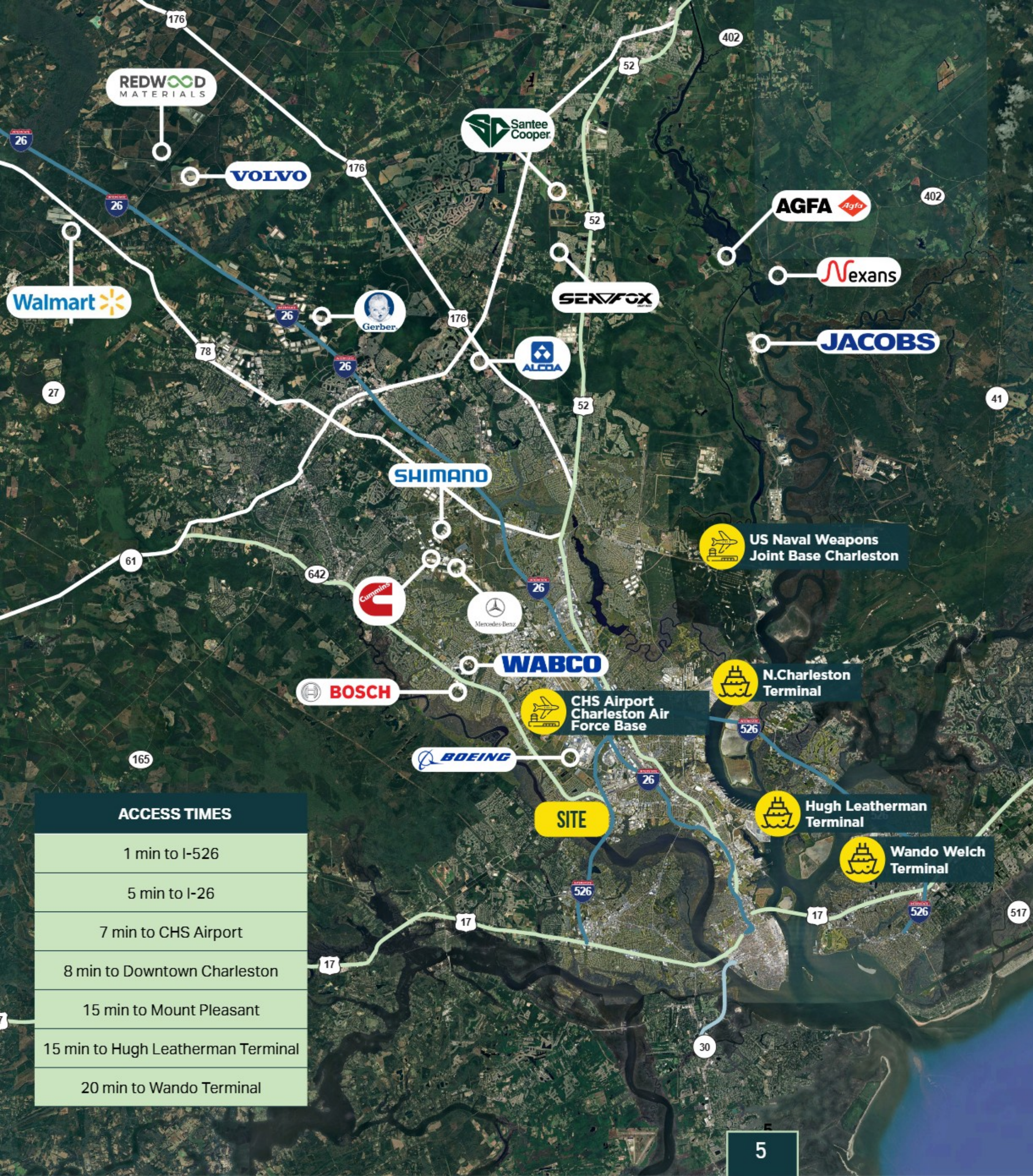
2022



SITE PLAN



- AVAILABLE SPACES
- EXPANSION OPTIONS
- LEASED



WHY CHARLESTON

Fifty-eight percent of the US population is east of the Mississippi River, putting Charleston within one to two days shipping time to 29 of the 51 largest metropolitan markets in the U.S. Factoring in the continuing trend of population migration to the Sunbelt states and the area, Charleston's position as a distribution center location will only grow stronger in the years to come.

96.5M

population within
1-day drive

244M

population within
2-day drive



#1 BEST CITY IN THE U.S.

Condé Nast Traveler | 2022



#29 BEST PERFORMING CITY

Milliken Institute | 2022



\$200B MANUFACTURING IMPACT

SC Manufacturers Alliance | 2021



#22 FASTEST-GROWING PLACE IN THE U.S.

U.S. News & World Report | 2022



#23 TOP CITY IN THE WORLD

Travel + Leisure | 2022

ACCESS TIMES

1 min to I-526

5 min to I-26

7 min to CHS Airport

8 min to Downtown Charleston

15 min to Mount Pleasant

15 min to Hugh Leatherman Terminal

20 min to Wando Terminal



Building 20

Building 108E

Building 39

Building 16

Suite 131F

±92 K EXPANSION PAD

±40 K EXPANSION PAD

.25 acres LAYDOWN YARD

AVAILABLE SPACES

BUILDING	SIZE (SF)	DOCK DOORS	CEILING HEIGHT
16	202,654	6	22'
39	165,000-265,000	9	34'
20	±12,813	2	24'
108E	±12,029	1	17.75' to 25'
Suite 131F	±25,000	3	17.5' to 21'

BUILDING 16



SPECIFICATIONS



392' x 515'
Dimensions



202,654
Available SF



3,436
Office SF



22'
Ceiling Height



24' x 50'
Column Spacing



6
Dock Doors



3
Drive-In Doors



COMPRESSED
Air



LED
Lighting



HEAVY
Power Type

BUILDING 39



VIEW FLOORPLAN



SPECIFICATIONS



300' x 550'
Dimensions



165,000 - 297,000
Available SF



2,903
Office SF



34'
Ceiling Height



49' x 49'
Column Spacing



9
Dock Doors



3
Drive-In Doors



COMPRESSED
Air

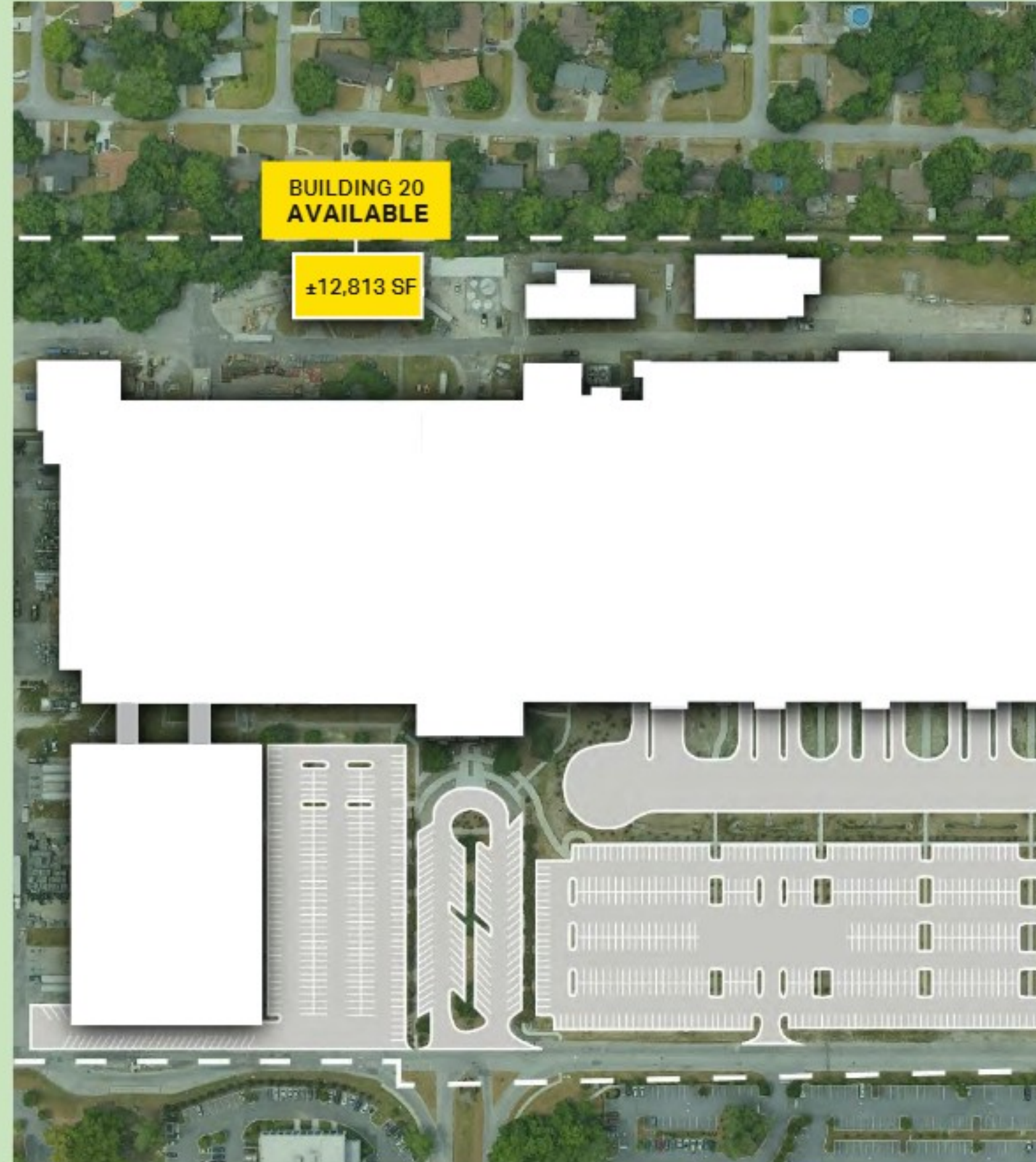


LED
Lighting



HEAVY
Power Type

BUILDING 20



SPECIFICATIONS



130' x 50'
Dimensions



±12,813
Available SF



24'
Ceiling Height



2
Dock Doors



2
Drive-In Doors



COMPRESSED
Air

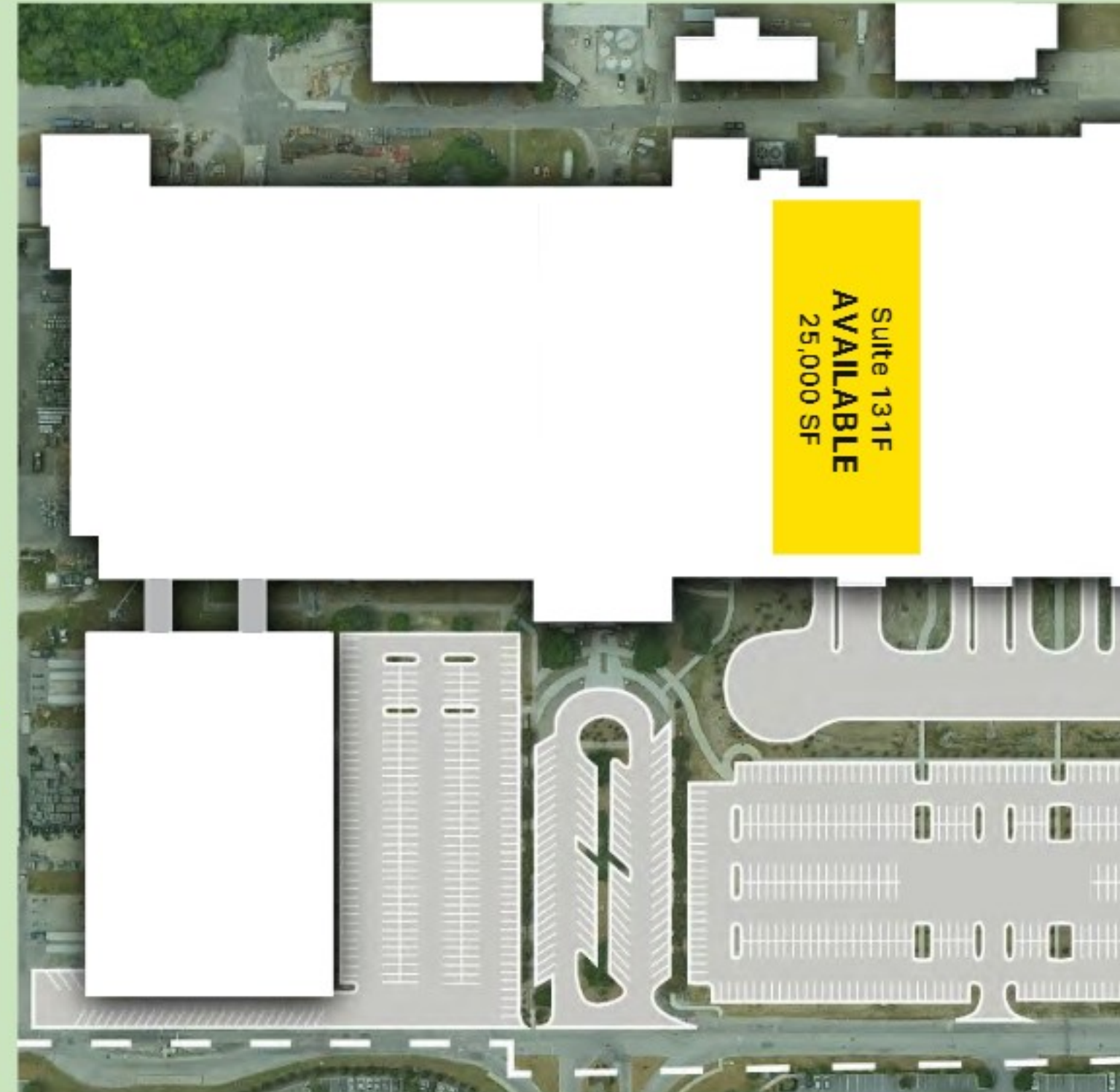


LED
Lighting



HEAVY
Power Type

SUITE 131F



SPECIFICATIONS



100' x 250'
Dimensions



±25,000
Available SF



850
Office SF



17.5' to 21'
Ceiling Height



24' x 50'
Column Spacing



3
Dock Doors



1
Drive-In Door



COMPRESSED
Air



100%
HVAC

BUILDING 108E



SPECIFICATIONS



121' 11.25" x 79' 3"
Dimensions



12,029
Available SF



439
Office SF



17.75' to 25'
Ceiling Height



24/7
On-site security



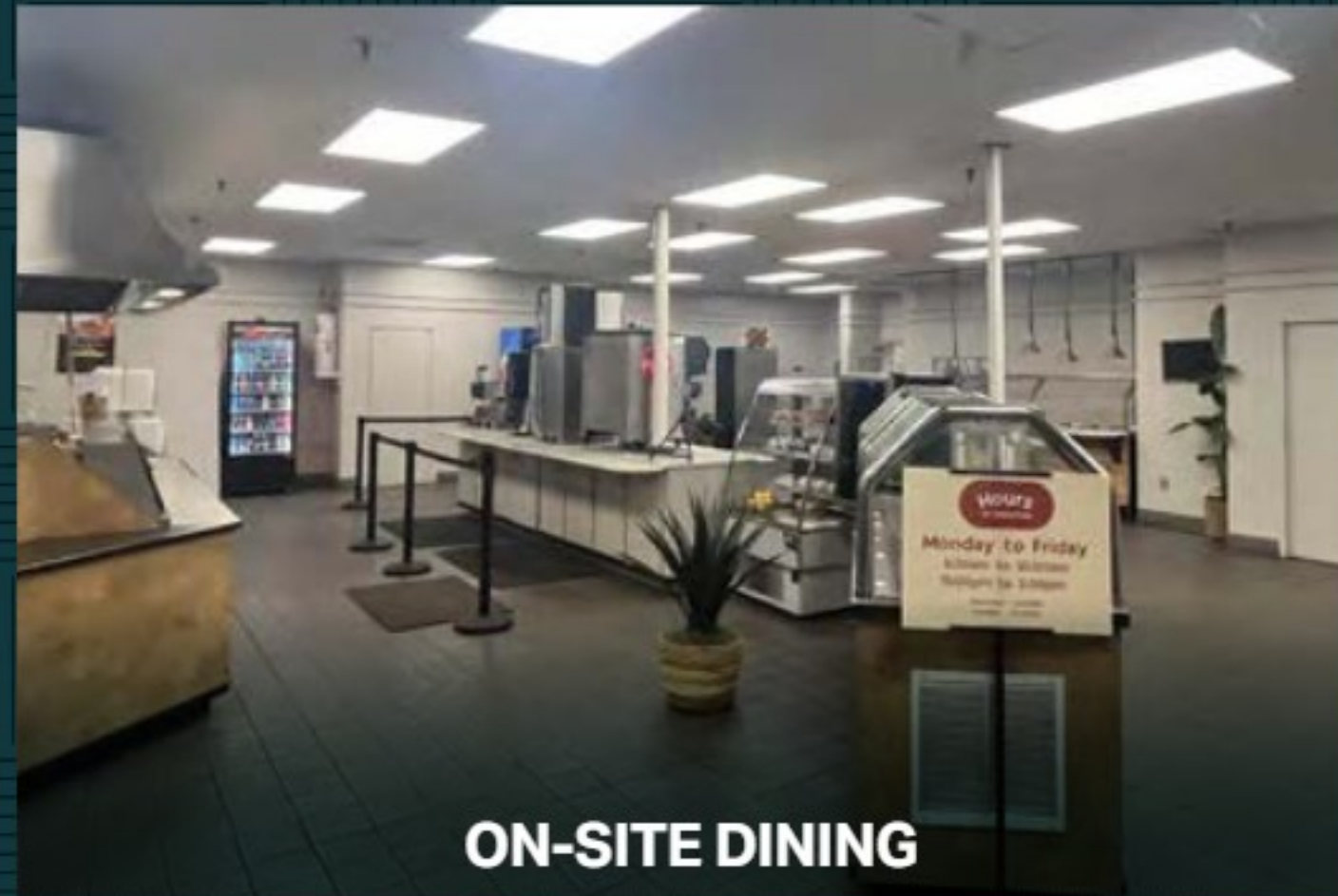
Covered
Dock Doors



Option to HVAC
100%



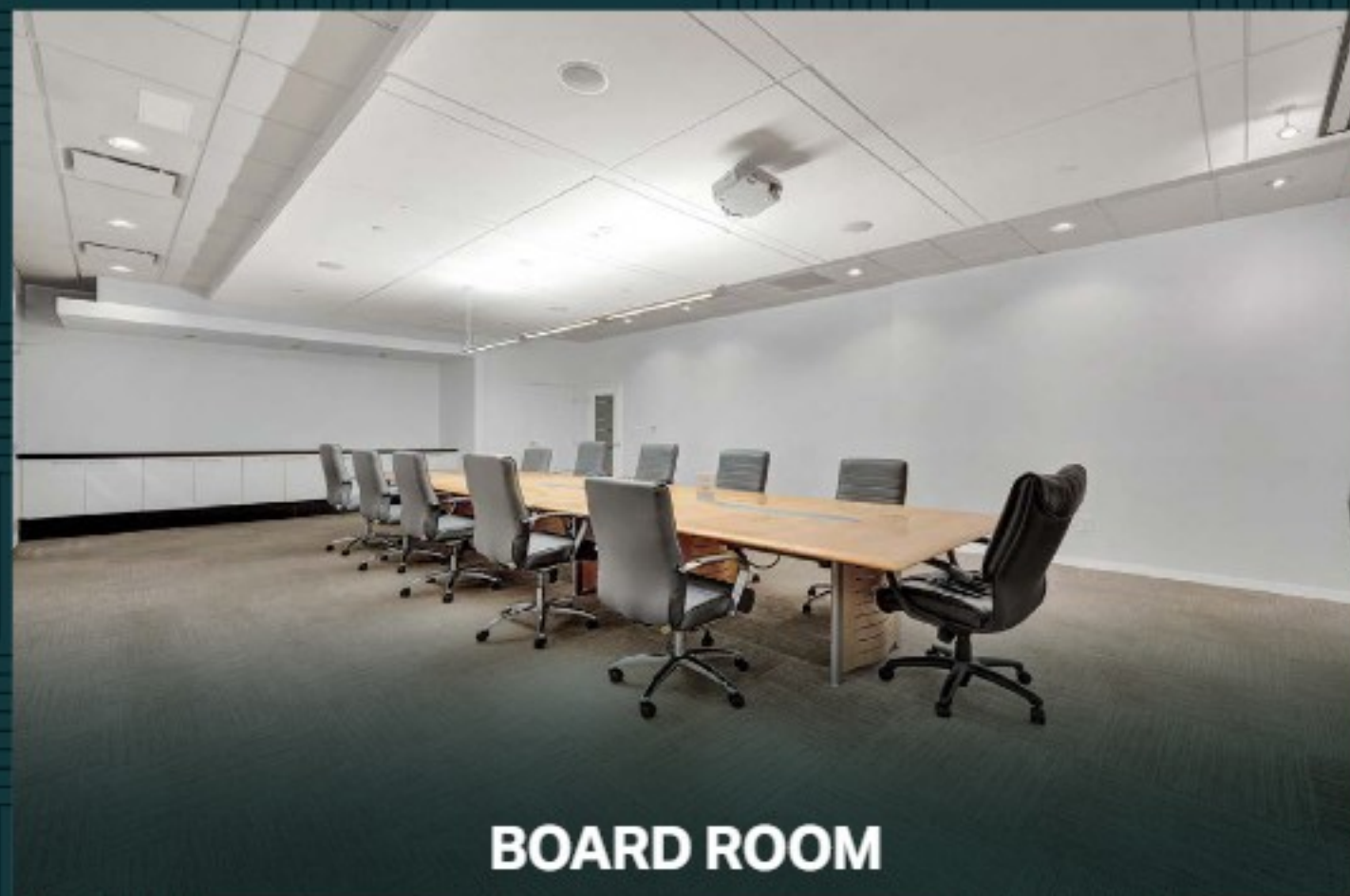
24/7 SECURITY SECURED TRUCK ENTRY



ON-SITE DINING



GRAB AND GO CANTEEN



BOARD ROOM



ON-SITE PROPERTY MANAGEMENT



TRAINING ROOM



COMPRESSED AIR HEAVY POWER



1,300 PARKING SPACES



WASTE WATER TREATMENT PLANT



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