

**FOR LEASE
WILMINGTON, DE**

**INDUSTRIAL OUTDOOR STORAGE (IOS)
FACILITY WITH SERVICE BUILDING**



**INDUSTRIAL OUTDOOR STORAGE (IOS)
FACILITY**

1300 E 8th St, Wilmington, DE 19801



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INDUSTRIAL OUTDOOR STORAGE (IOS) FACILITY WITH SERVICE BUILDING



BUILDING COVERAGE

±16,473 SF

LOT SIZE

±2.1 Acres

ACCESS

Port of Wilmington / E 8th St

ASKING RATE

Contact Broker

BUILDING SPECS

18'+ Clear Height | 3 Drive-In & 1 Dock
Door

ZONING

Industrial

POWER

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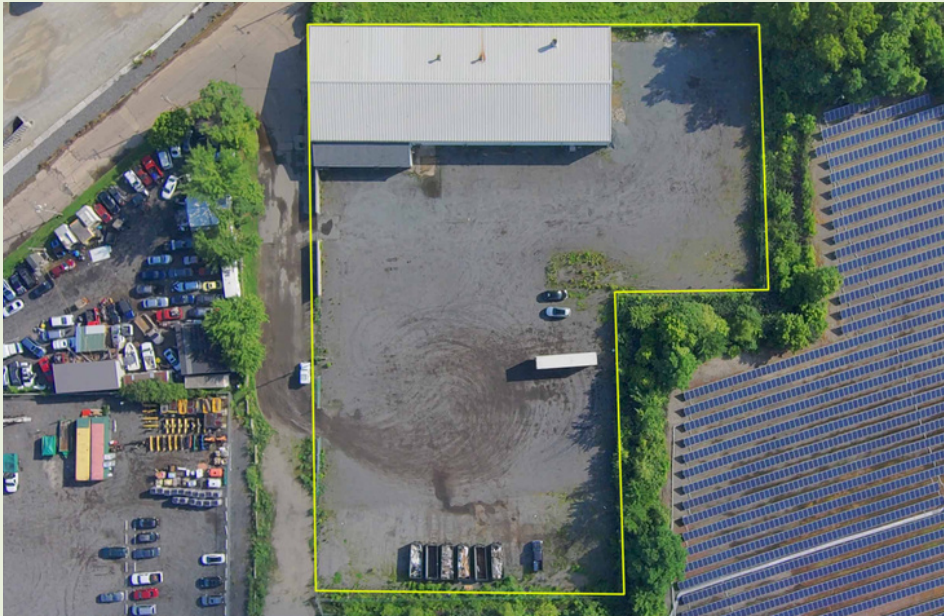
FULLY FUNCTIONAL IOS PROPERTY



This 16,500 square foot facility on 2.10 acres combines modern warehouse specifications with a strategic Wilmington location for maximum operational efficiency.

Expansive truck court accommodating 53-foot trailers with Drive-In doors / Dock High to maximize the use of the service building / warehouse. The facility includes built-out front-office space supporting administrative, customer-facing, and employee functions. Clear-span warehouse configuration with modern fire-protection and lighting systems supporting a range of industrial uses.

1300 E 8th St sits within the Port of Wilmington submarket, just blocks from the Port's terminal gates and minutes from I-95, I-495 and I-295 — the primary freight corridors linking Wilmington to Philadelphia, the New Jersey Turnpike (via the Delaware Memorial Bridge), and the broader Mid-Atlantic. The property offers direct, low-friction access to the container yards, warehouses and chassis pools that drive daily truck traffic through the port district, making it a natural staging ground for drayage, trucking and logistics operations serving the terminal.



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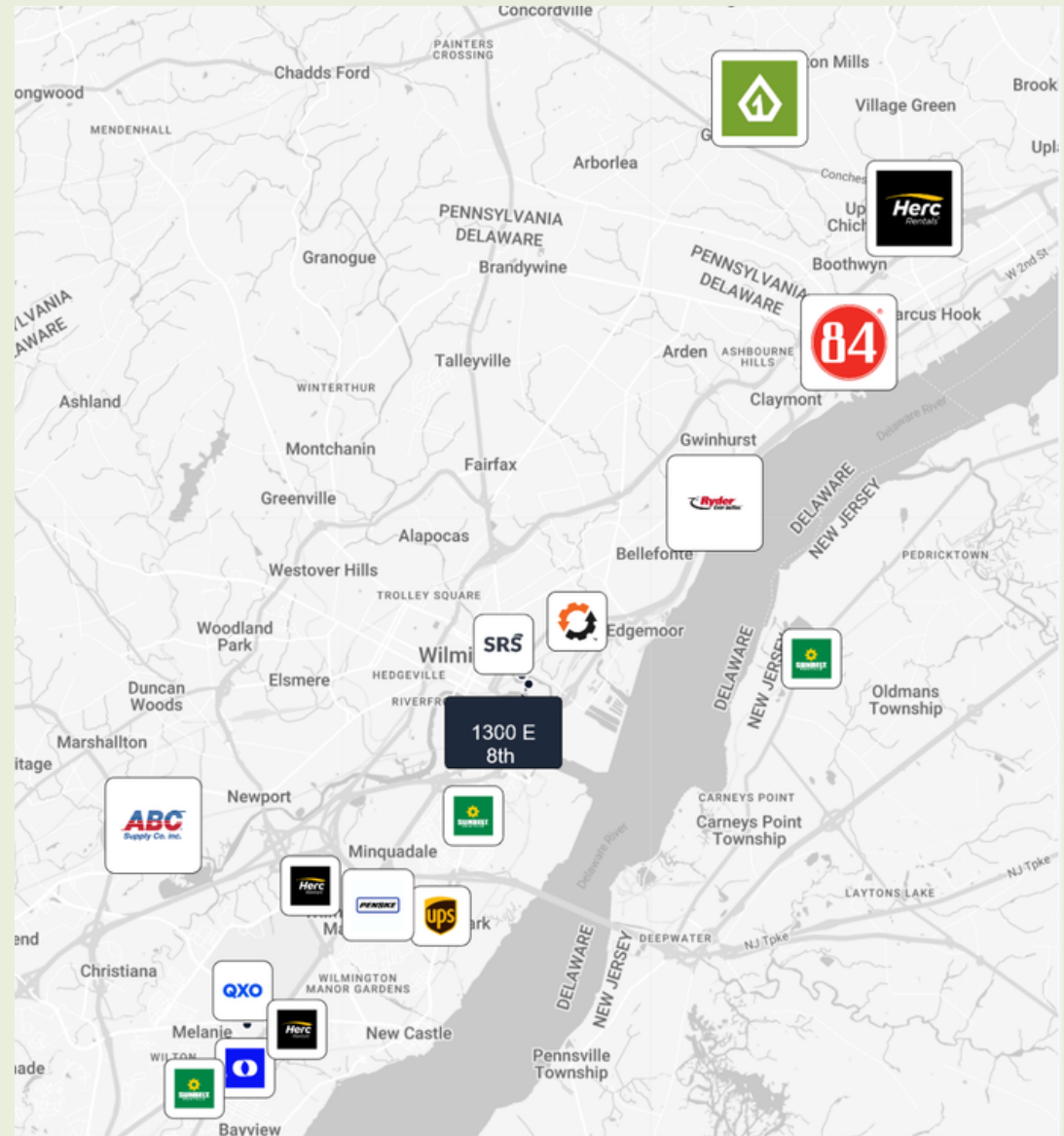
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PRIME LOCATION



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The site's location is only becoming more valuable: Enstructure and the Diamond State Port Corporation recently broke ground on the \$669 million Delaware Container Terminal at the nearby Edgemoor site, a project that will nearly double container capacity along the Delaware River and position the port to serve 50 million consumers within 250 miles and 120 million within 500 miles. As port-related freight, trucking and outdoor storage demand grows in Wilmington, this property is positioned to capture tenants who need to be close to the action.



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Built For a Wide Range of Users

With 18'+ clear heights, three 8' x 12' drive-in doors, one dock-high door, and a paved, industrially zoned 2.1-acre site, 1300 E 8th St is a fully functional Industrial Outdoor Storage (IOS) property built for operational flexibility. The 16,473 SF building and secure outdoor yard support container and trailer staging, equipment storage, and service work on one site — all within minutes of the Port of Wilmington's terminal gates.

The 2.10-acre site provides generous truck-court depth and trailer-staging capacity, supplying the maneuverability and outdoor storage that constrain so many competing industrial buildings.

Dock-high and grade-level loading doors accommodating a wide range of logistics and manufacturing needs

Reinforced concrete floors with high load-bearing capacity suitable for heavy equipment and racking systems

IDEAL FOR:

- Drayage & Trucking Companies
- Container & Chassis Storage
- Import/Export & Logistics Operators
- Fleet Maintenance & Storage
- Building Materials & Equipment Storage
- Contractors & Last-Mile Distribution



16,473 SF IOS FACILITY + 2.1 AC



FOR MORE INFORMATION CONTACT:

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