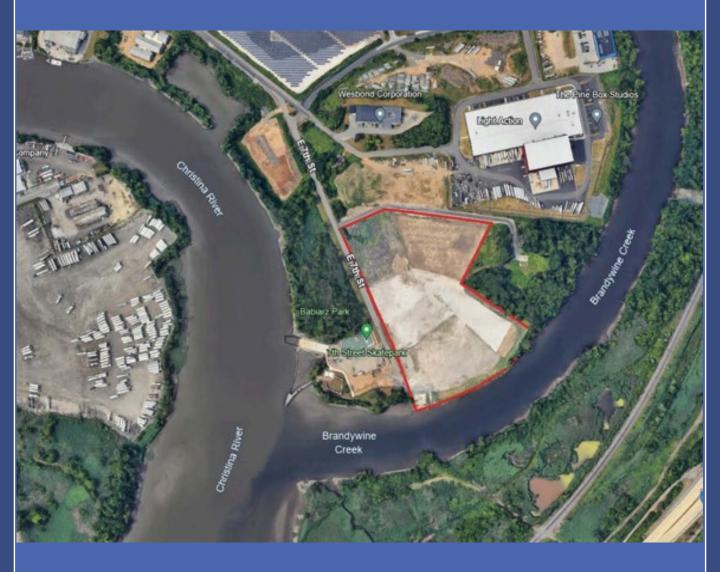
1175, 1190, & 1195 E 7th Street Wilmington Delaware

Commercial & Light Industrial Development Site Federal Opportunity Zone



For Sale or Lease

by Owner – Brokers Protected Price Available Upon Request

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1175, 1190, & 1195 E 7th Street

1 | Executive Summary

The ownership of 1175, 1190 & 1195 E 7th Street in Wilmington, Delaware is pleased to offer for sale a rare $^{\sim}10.16$ -acre assemblage of industrial-zoned land. Situated in Wilmington's established industrial corridor, the property provides flexible potential for outdoor storage, light industrial redevelopment, or logistics operations.

Address	1175, 1190 & 1195 E 7 th Street Wilmington DE
Lot Area	10.16 Acres
Zoning	W-3 - Waterfront Residential Commercial
Max FAR	2.00
Max Coverage	0.60
Height Cap	6 Stores / 72 Feet
Theoretical Buidlable SF	~885,000
Access	Corner Lot: Frontage on Buttonwood & A Street

2 | Exception Logistics Location

- I-495 On-Ramp (12th Street): approx. 0.4 miles / 2 minutes
- I-95 On-Ramp (Delaware Ave): approx. 1.7 miles / 6 minutes
- U.S. Route 13 (Northeast Blvd): approx. 0.25 miles / 1 minute
- Port of Wilmington: approx. 2.3 miles / 7 minutes
- Philadelphia International Airport: approx. 22.5 miles / 30 minutes

3 | Investment Highlights

- 10.16 Contiguous Acres in Core Industrial Zone
 Rare offering of three adjacent parcels totaling over 10 acres one of the last large, scalable industrial land sites in the Wilmington urban core.
- Flexible W-3 Zoning with High Density Potential
 W-3 zoning permits low-intensity manufacturing, commercial recreation, warehousing, and outdoor storage. The site allows up to 885,000 buildable
 SF based on 2.0 FAR and 0.6 lot coverage limits.
- Unencumbered and Ready for Activation
 Delivered unleased, the site offers flexibility for investors or users to pursue industrial redevelopment, outdoor storage, or other permitted uses, subject to municipal approvals.

1175, 1190, & 1195 E 7th Street

5 | Development Context

- Positioned for Scale in a High-Demand Submarket
 The 7th Street assemblage is one of the last remaining 10+ acre industrial sites in Wilmington's urban core. The flat, contiguous parcels provide a rare opportunity for developers to deliver a large-scale IOS or warehouse facility with direct interstate and port access.
- Growing Demand for Outdoor Storage & Logistics Uses
 Industrial outdoor storage (IOS) has seen rising demand from logistics,
 transportation, and last-mile delivery operators. With close proximity to
 the I-95 corridor and the Port of Wilmington, the site is well-located to
 attract long-term user and investor interest, pending entitlements.
- Regional & Local Investment Momentum
 Wilmington is benefiting from sustained public and private investment —
 including infrastructure upgrades, port modernization, and nearby mixed use redevelopment enhancing long-term land value and development
 viability.



4 | DISCLAIMER

The information contained herein has been obtained from sources believed to be reliable; however, no representation or warranty, express or implied, is made as to the accuracy or completeness of such information. All statements regarding use potential, zoning, site capacity, or development feasibility are illustrative only and subject to approval by applicable authorities. Nothing contained herein should be construed as investment, legal, tax, or accounting advice. All interested parties are advised to conduct their own independent due diligence and consult with appropriate advisors, including with respect to any Opportunity Zone or other tax-related benefits. The offering is subject to change or withdrawal without notice.

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