

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 ~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.

[Google Maps Location](#)

[Wilmington Zoning Code](#)

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

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