DSM COMMERCIAL

RAIL-SERVED

**1330 E 12th Street
Wilmington, DE 19802**

INDUSTRIAL PROPERTY
FOR SALE/LEASE

PROPERTY DESCRIPTION

43,540 SF warehouse space perfect for large-scale operations located in Wilmington, DE. This spacious 43,540 SF warehouse, features approximately 2,500 SF of office space. The property is perfectly suited for large warehouse users, and offers exceptional convenience, being located just off I-495, providing quick and easy access to major transportation routes.

Recent 2022 updates include a new roof, upgraded water service, modern lighting, and efficient HVAC systems with gas heating, all ensuring optimal functionality and comfort for your operations. The renovated office space offers a professional setting for administrative needs, while the expansive warehouse is ready to accommodate high-volume storage, distribution, or manufacturing.

PROPERTY DETAILS

- **Available:** 43,540 SF warehouse with 2,500 SF of office space
- **Sale Price:** $4,789,000 ($110/SF)
- **Lease Rate:** $9/SF/NNN
- **Lot Size:** 2.03 acres
- **Zoning:** W1 (Waterfront Manufacturing)
- **Date Available:** 3/1/2025

PROPERTY HIGHLIGHTS

- **Loading Docks:** 5
- **Drive-up Ramps:** 1
- **Ceiling Height:** 15'
- Lay-down space with rail service

For More Information, Contact:
Gordon Winegar
gwinegar@dsmre.com
302.283.1800 Office
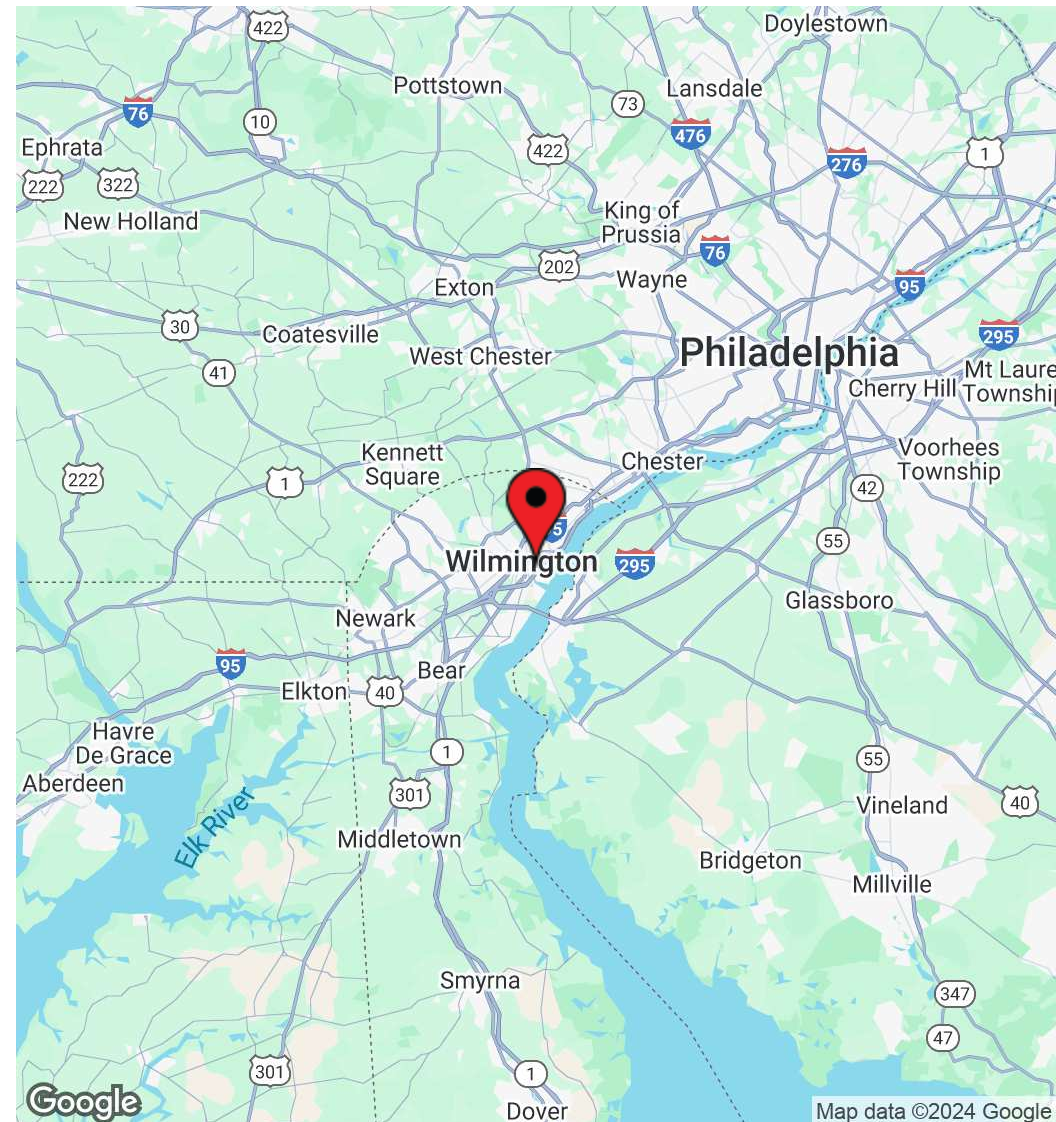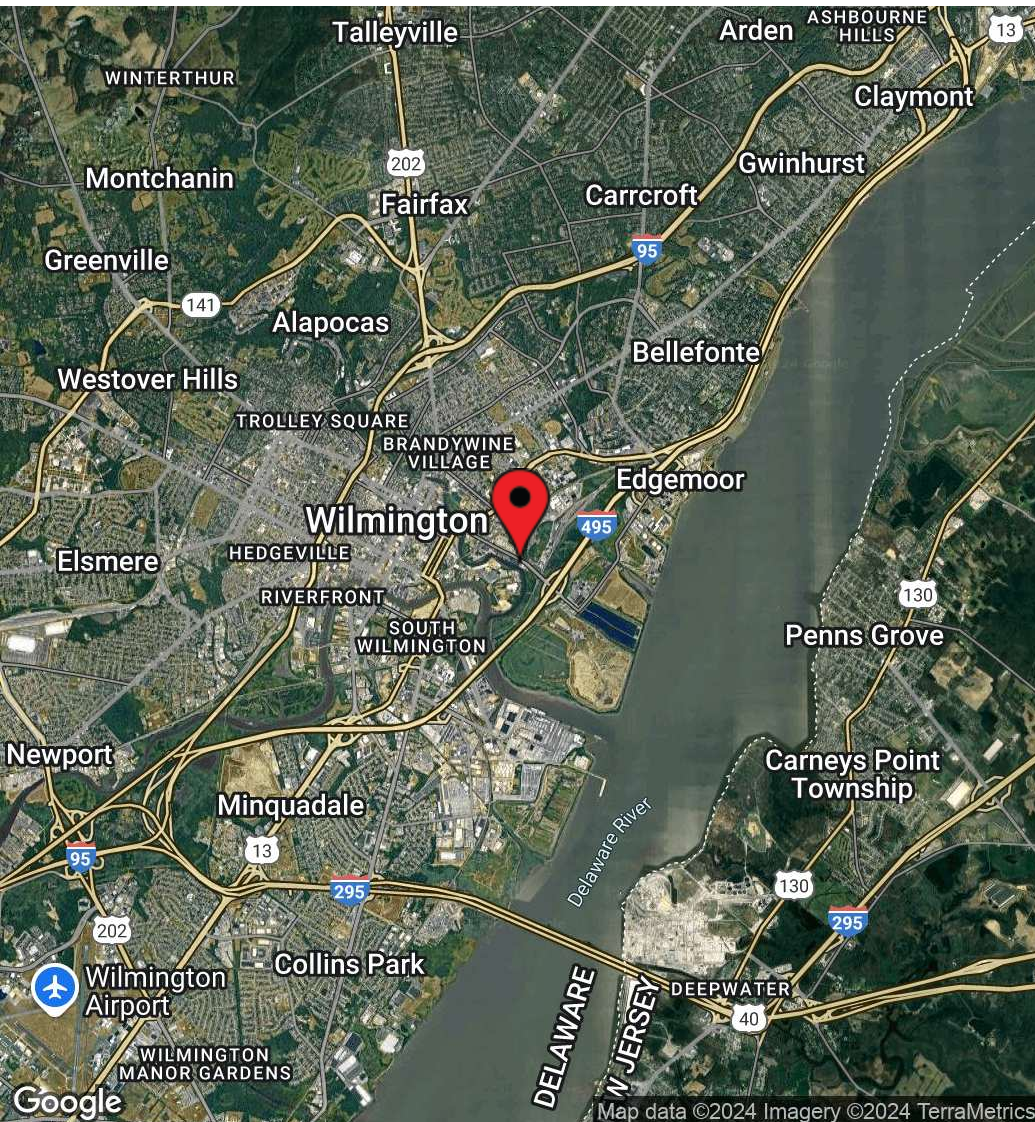302.757.5353 Cell

DSM Commercial
Real Estate Services
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Wilmington, DE 19808
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