

AVAILABLE

Industrial Complex with Heavy Power Infrastructure and Rail Service



1340-1400 E 12TH ST, WILMINGTON, DE 19802



Joe Lange

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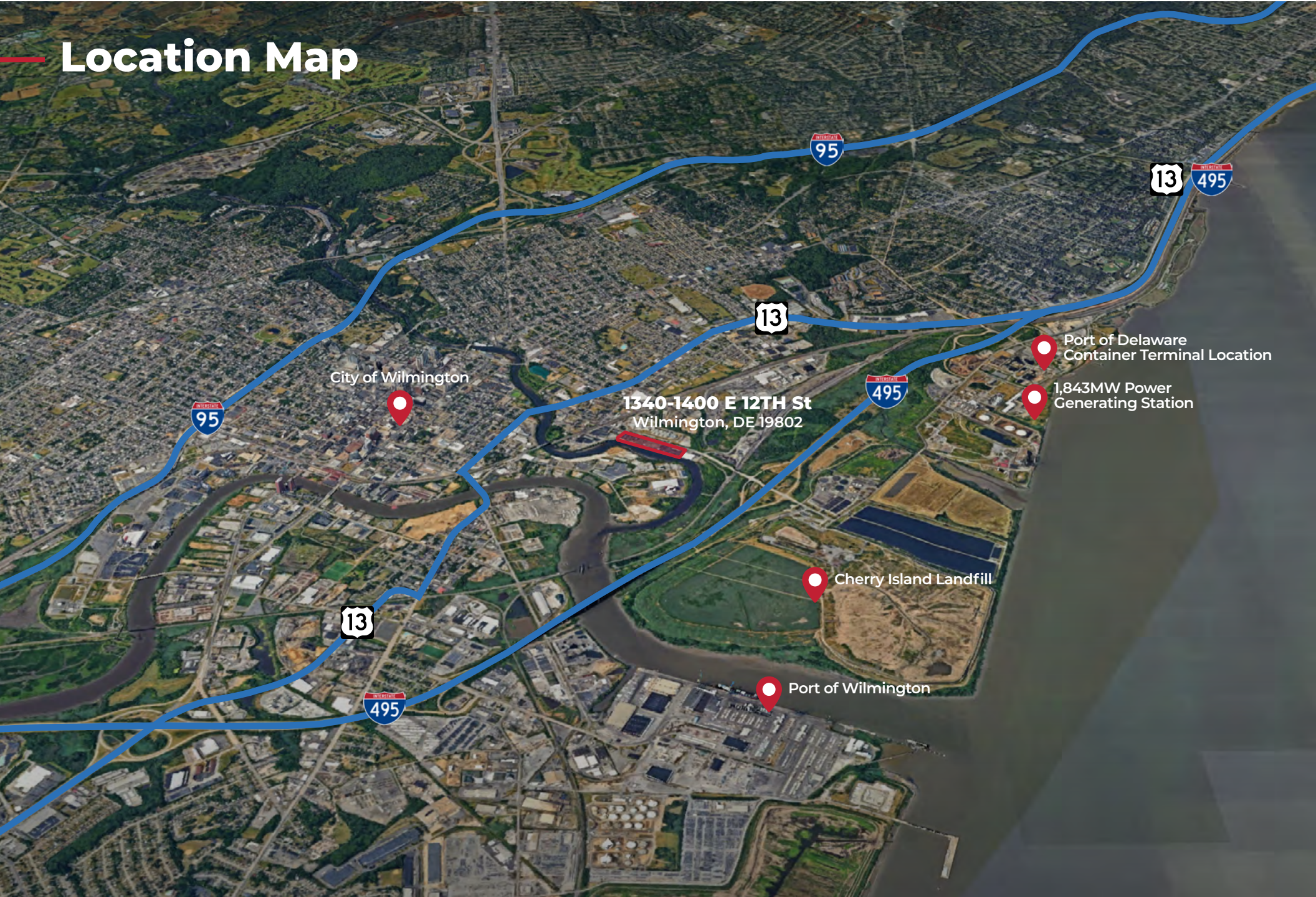
610 Freedom Business Center
King of Prussia, PA 19406
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Property Overview

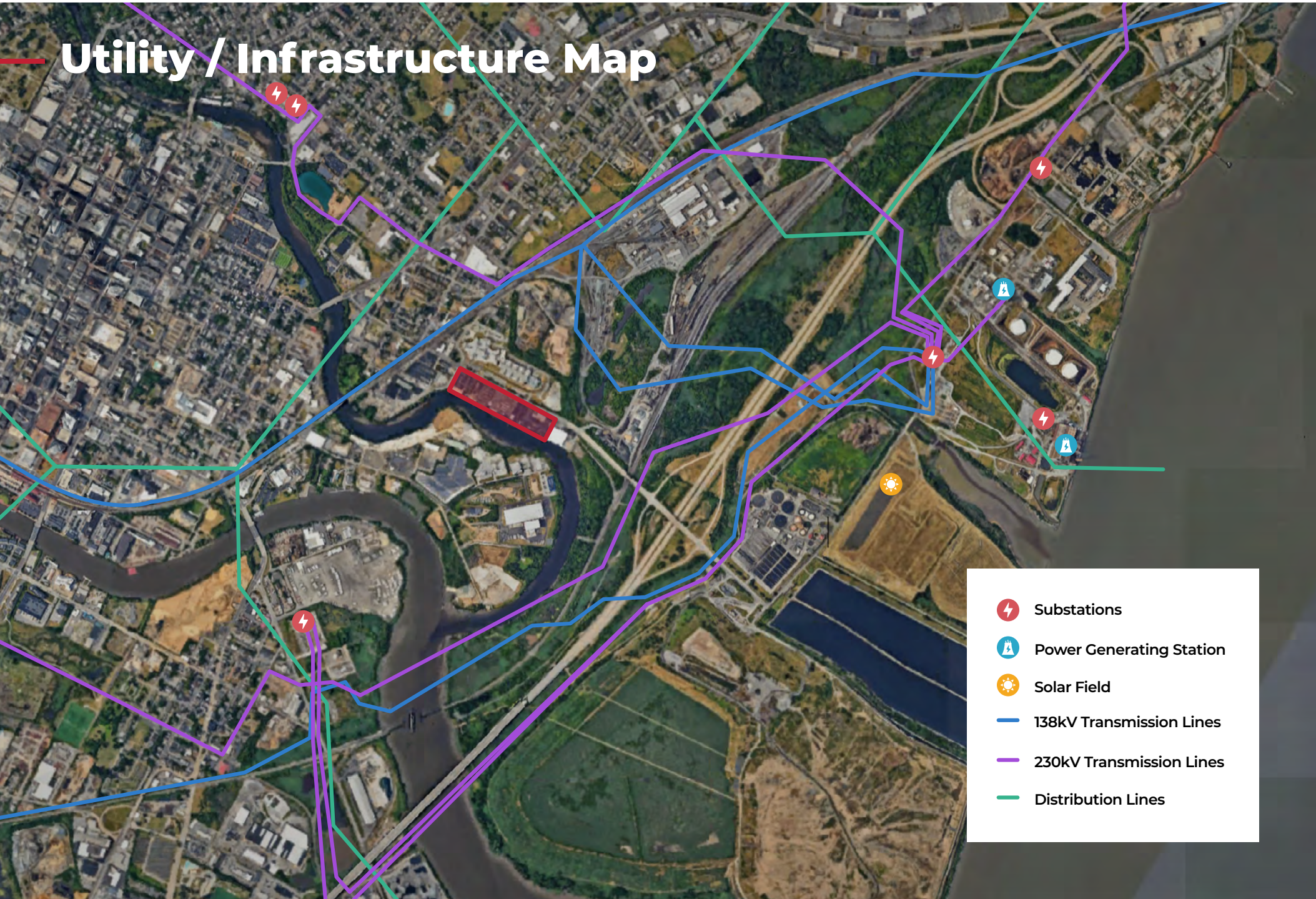
- **Address:** 1340-1400 E 12th St, Wilmington, DE 19802
- **SF:** +/- 330,000SF
- **Property Use:** Heavy Industrial/Manufacturing
- **Zoning:** General Industrial (M2) & Waterfront Manufacturing (W1)
- **Land Acreage:** 9.75
- **Ceiling Height:** 14' - 32' | 290k SF at 14'-18' | 40k SF at 24' - 32'
- **Docks:** 3
- **Drive-In Doors:** 13
- **Outside Storage:** Approx. 2 acres fully paved, fenced, and gated.
- **Rail Service:** Norfolk Southern | 20' wide easement with 275' interior rail service and loading platform
- **Water/Sewer Service:** City of Wilmington
- **Electric/Gas Service:** Delmarva Power
- **FEMA Designation:** Zone AE - EL 9
- **Power:** Approx. 9MW / 9,413kVa at 11,000 volts
- **Taxes:** \$140,629.89 (2025)
- **Municipality:** City of Wilmington limits
- **FAR:** 77% coverage
- **Impervious Lot Coverage:** 100%
- By-right development height of 72' - 90' permitted.









Location Map

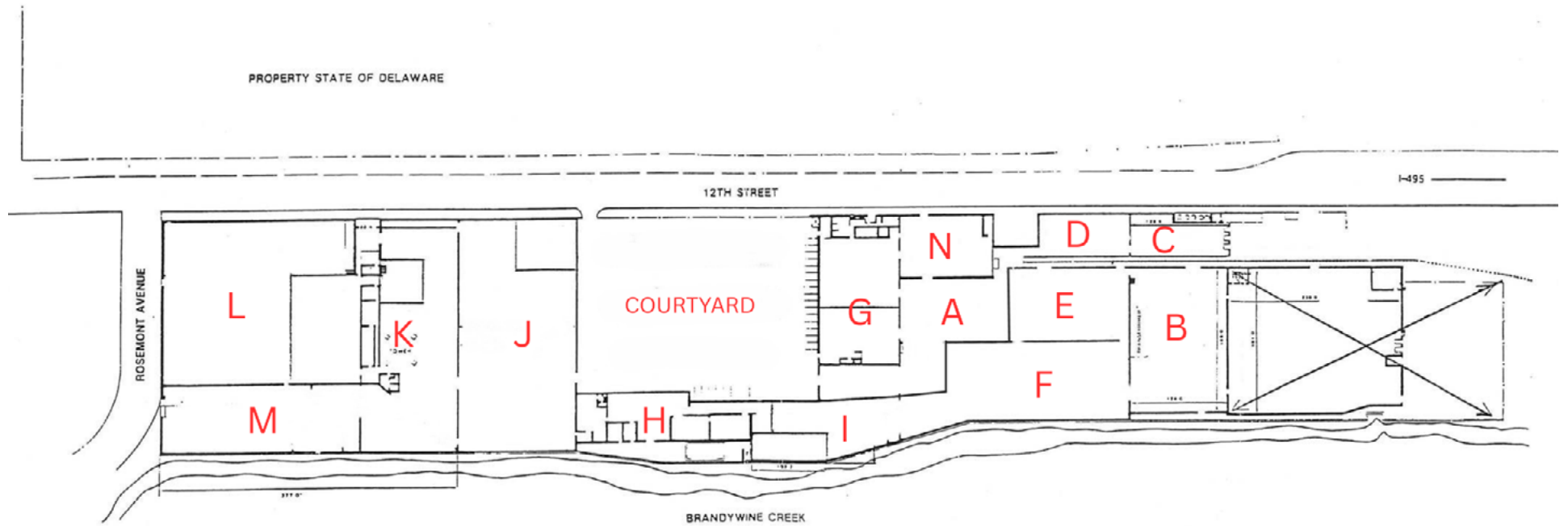


Utility / Infrastructure Map

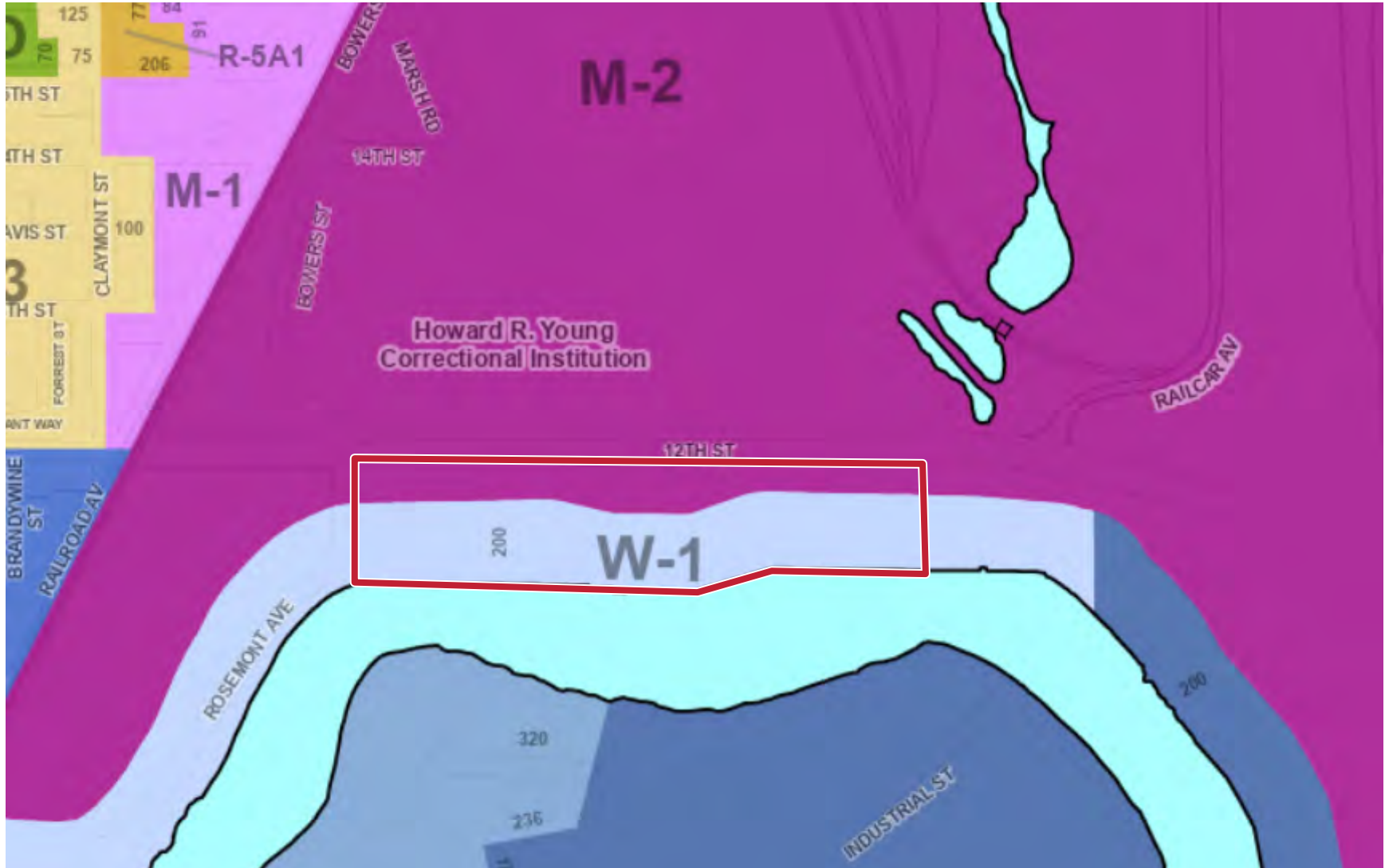


-  Substations
-  Power Generating Station
-  Solar Field
-  138kV Transmission Lines
-  230kV Transmission Lines
-  Distribution Lines

Floor Plan



Zoning Map & Details



● M-2 | [Zoning Details](#)

● W-1 | [Zoning Details](#)

Market Demographic Report

Population Profile

DEMOGRAPHIC METRIC	5 MILES	10 MILES
2020 Population	187,512	448,601
2025 Population	191,187	459,300
2030 Population Projection	196,482	471,681
Annual Growth 2020-2025	0.4%	0.5%
Annual Growth 2025-2030	0.6%	0.5%
Median Age	40.7	42.0
Bachelor's Degree or Higher	30.0%	34.0%
U.S. Armed Forces	199	431

Household Profile & Spending

DEMOGRAPHIC METRIC	5 MILES	10 MILES
2020 Households	76,667	181,110
2025 Households	78,292	185,667
2030 Household Projection	80,566	190,909
Annual Growth 2020-2025	-0.2%	0.1%
Annual Growth 2025-2030	0.6%	0.6%
Owner Occupied Households	45,553	119,831
Renter Occupied Households	35,013	71,077
Avg Household Size	2.3	2.4
Avg Household Vehicles	2	2
Total Specified Consumer Spending (\$B)	\$2.2B	\$5.8B

Household Income Distribution

DEMOGRAPHIC METRIC	5 MILES	10 MILES
Avg Household Income	\$99,186	\$111,111
Median Household Income	\$72,429	\$83,821
< \$25,000	13,251	24,222
\$25,000 - 50,000	15,206	32,463
\$50,000 - 75,000	11,805	27,906
\$75,000 - 100,000	9,802	23,356
\$100,000 - 125,000	7,391	19,487
\$125,000 - 150,000	5,139	13,630
\$150,000 - 200,000	7,270	19,203
\$200,000+	8,427	25,399
Total Households (Sum of Segments)	78,291	185,666

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