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Construction set to start early 2026 on warehouse near Wilmington port



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A New Jersey-based developer plans to build a 120,000-square-foot logistics warehouse near the Port of Wilmington.

[Ivy Realty](#) plans to break ground in spring 2026 on the warehouse, located at 800 New Castle Ave., 1 mile from the port.

Ideal for industrial companies in need of bulk product storage, the warehouse will be equipped with overhead cranes and include 28-foot-high ceilings.

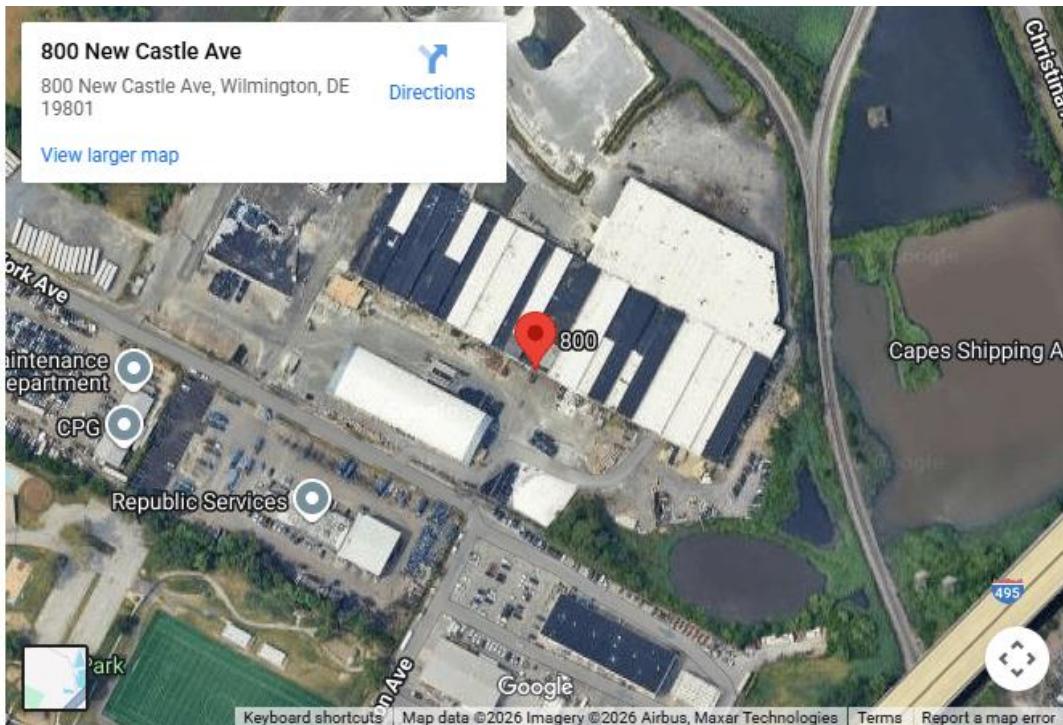


A Dole ship sits docked at the Port of Wilmington on Sept. 23, 2024. *Damian Giletto And Tom Costello/USA TODAY Network*

Ivy Realty Senior Vice President Michael Zeuli said during the Port of Wilmington Task Force meeting on Nov. 18 that the warehouse will help fill a market undersupply of institutional-grade industrial facilities in the area.

The warehouse will have rail siding and nearby access to I-495. Given this, Zeuli said warehouse operations shouldn't impact local traffic.

Ivy Realty owns industrial, office and mixed-use buildings across the Mid-Atlantic region. The company's only other Delaware site is another warehouse near the port located at 1020 Christiana Ave.



The site is on 33 acres of land, 11 of which need to be cleared of tree and leveled before construction can start. Ivy Realty already has secured a certification of completion of remedy for the site.

Zeuli anticipates the warehouse will employ “as high as 100 people” based on estimates of similar warehouse projects Ivy Realty has built. A tenant for the warehouse has not been chosen yet.