



WEST PHILADELPHIA FLEX INDUSTRIAL

INVESTMENT, OWNER-USER & REDEVELOPMENT OPPORTUNITY

5001 Lancaster Avenue, Philadelphia, PA

±22,151 SF | 0.42 AC
Available For Sale



PRESENTED BY:

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PROPERTY DESCRIPTION

5001 Lancaster Avenue presents a highly versatile flex industrial opportunity in West Philadelphia with strong visibility and convenient access. The property offers a functional mix of warehouse and office space that can accommodate a wide range of uses including distribution, light manufacturing, creative workspace, or showroom.

Well suited for investors, owner-users, or developers, the asset provides immediate usability with the potential for in-place income as well as long-term upside through lease-up, repositioning, or redevelopment.

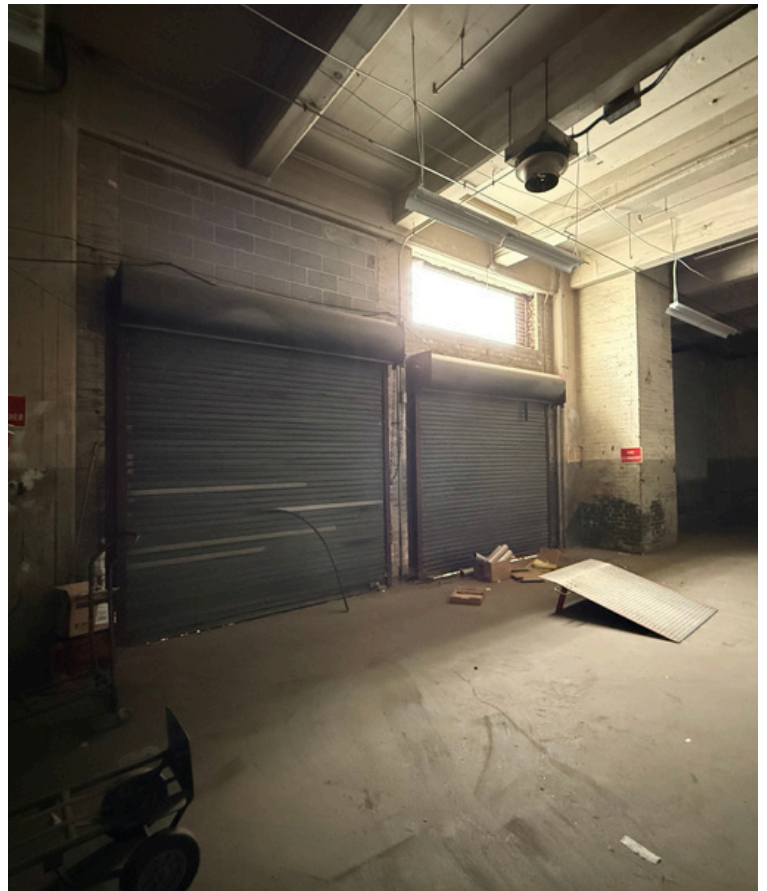
Located along the Lancaster Avenue corridor, the property benefits from proximity to Center City, University City, and major transportation routes including I-76 and I-476, within a submarket experiencing continued investment and growth.

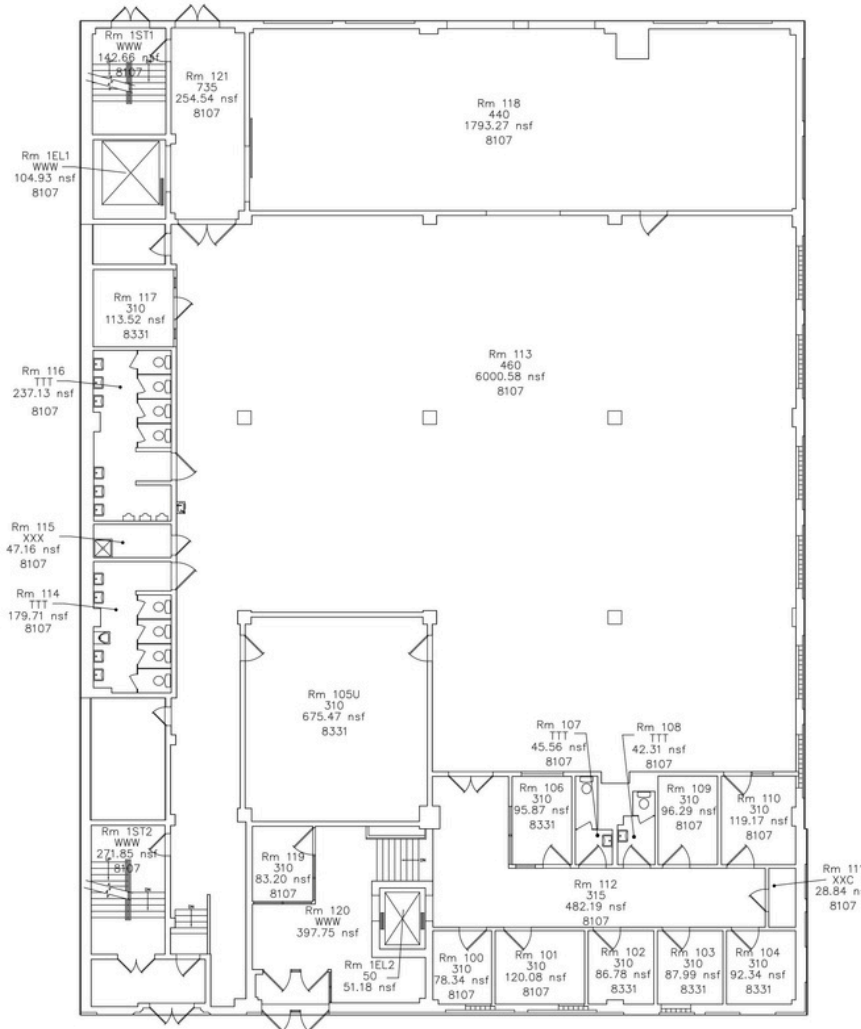
5001 LANCASTER AVE

Parcel ID:	884462220
Property Type:	Industrial / Flex
Building Size:	± 22,151 SF
Land Size:	0.42 Acres
Zoning:	ICMX – Industrial Mixed-Use
County:	Philadelphia
Proximity:	Center City Philadelphia - 3 miles Interstate 76 - 1.5 miles PHL Airport - 9 miles

SALE PRICE
\$2,250,000







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LEGEND - ROOM TAGS			
ROOM NUMBER	ARCH USE CODE	NET SQUARE FOOTAGE	ORG CODE

ORG ASSIGNMENTS MAY NOT BE CURRENT. PLEASE REQUEST UPDATED ROOM TAGS IF REQUIRED.

Building: Lancaster Avenue, 5001
 Floor: Floor 1
 Usable: 11728.71 SF
 Common Area: 0.00 SF
 Walls/Shafts/Core VP: 1424.00 SF
 Floor Gross: 12933.20 SF
 Construction Gross: 13152.71 SF

FOR PLANNING USE ONLY
 DIMENSIONS MAY VARY
 FROM FIELD CONDITIONS

DRAWING NAME
 7215fr1.dwg

DIVISION OF
 FACILITIES AND
 REAL ESTATE
 SERVICES

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 PHILADELPHIA, PA.
 19104-6209

PHONE: 215-898-0700

UNIVERSITY OF
 PENNSYLVANIA



5001 LANCASTER AVENUE
 First Floor

SCALE: As Shown

REVISIONS MADE
 Date: By:

REVISION APPROVED

SHEET NUMBER
 A-2

