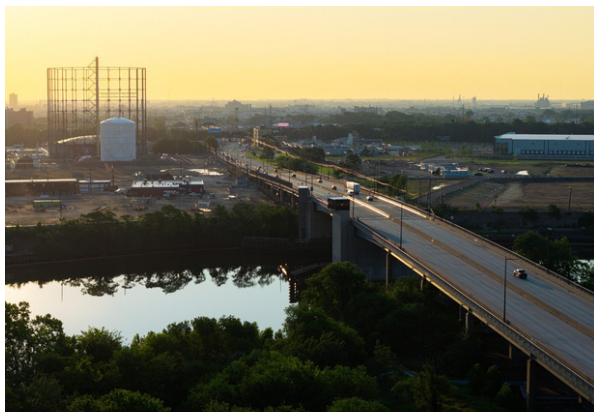


5809–5821 Woodland Avenue Philadelphia, PA 19143

Prime Development Opportunity



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Executive Summary

5809–5821 Woodland Avenue presents a unique opportunity to acquire approximately **33,428 square feet** of contiguous industrial-commercial land in one of Philadelphia's fastest evolving industrial corridors. Located along heavily traveled **Woodland Avenue**, the Property combines exceptional frontage, strong regional accessibility, flexible ICMX zoning, and significant redevelopment optionality.

Unlike many infill sites constrained by residential or neighborhood commercial zoning, the Property can accommodate a broad spectrum of industrial, contractor, commercial, flex, and mixed-use applications. Whether the objective is developing a contractor headquarters, industrial flex facility, outdoor storage operation, warehouse, or long-term land investment, the Property provides a level of flexibility rarely available within Philadelphia's urban core.

The surrounding market continues to benefit from billions of dollars in investment tied to the Bellwether District, Philadelphia International Airport, the Port of Philadelphia, University City, and ongoing infrastructure improvements throughout the region. As industrial land becomes increasingly scarce, well-located ICMX parcels continue to attract both owner-users and investors seeking long-term appreciation.

Investment Highlights

- Rare 33,428 square foot assemblage
- ICMX (Industrial Commercial Mixed-Use) zoning
- Prime Woodland Avenue frontage, approx 10k daily traffic count
- Exceptional redevelopment potential, currently vacant
- Strong owner-user appeal
- Outstanding regional connectivity
- Long-term industrial land scarcity

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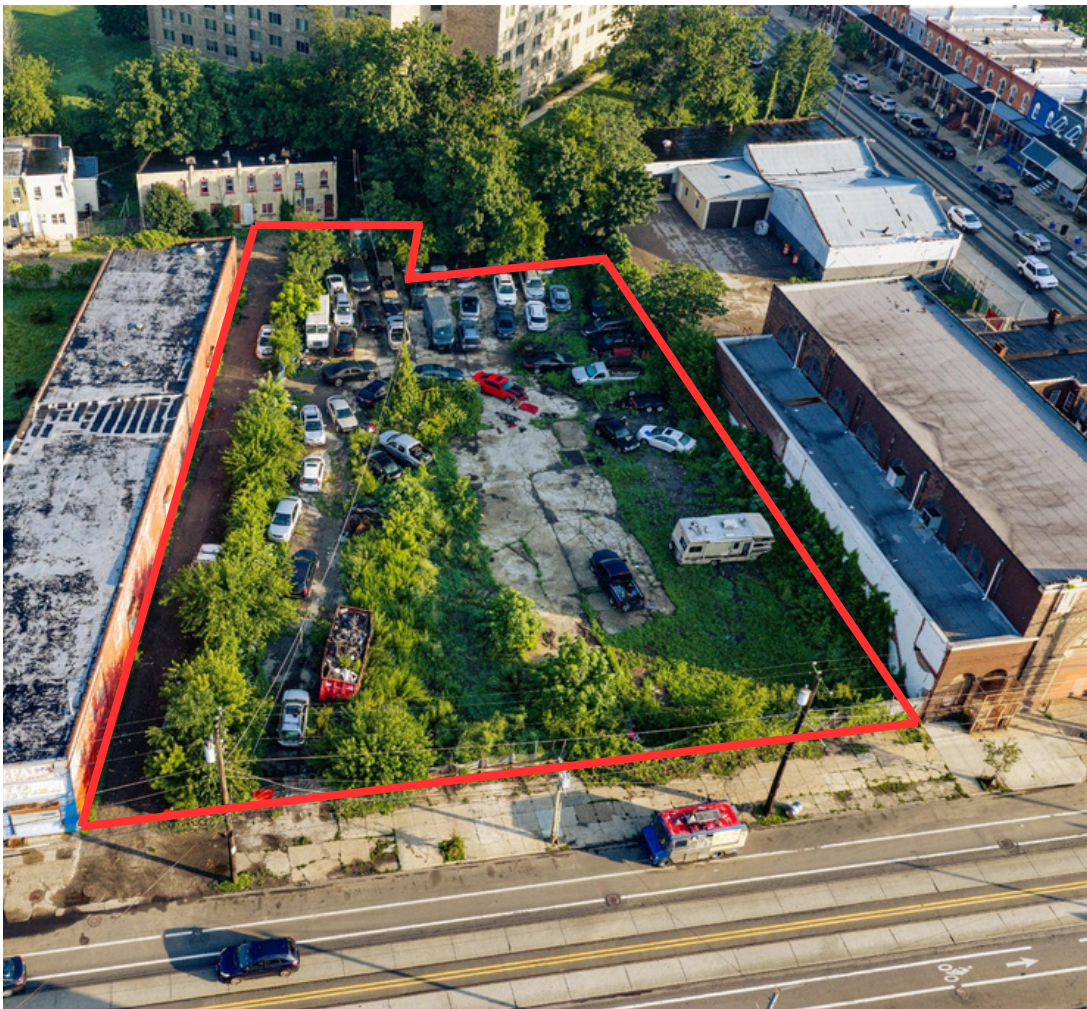
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Property Boundaries



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Strategic Advantages

Industrial development throughout Philadelphia continues moving toward infill locations capable of supporting both operational users and long-term redevelopment. The Woodland Avenue corridor sits at the intersection of several major employment and logistics hubs, creating sustained demand from contractors, distributors, manufacturers, fleet operators, and service businesses.

Unlike stabilized industrial buildings that often require significant capital expenditures or functional compromises, vacant land allows a purchaser to develop improvements specifically tailored to operational requirements. The flexibility of the Property makes it equally attractive to owner-users, developers, and long-term investors.

Investment Thesis

- **Southwest Philadelphia Transformation:** The Woodland Ave corridor is undergoing a significant transformation. The surrounding logistics infrastructure, including the massive Bellwether District, is reshaping the market and attracting industrial users seeking locations with excellent transportation access and redevelopment potential.
- **Industrial Land Scarcity:** As existing industrial properties are redeveloped, occupied, or converted to alternative uses, well-located development sites with flexible zoning have become increasingly limited. The Property represents an opportunity to acquire a scarce infill asset with long-term strategic value.
- **Infrastructure Proximity:** Exceptional regional connectivity to Philadelphia International Airport, University City, Center City, I-95, I-76, the Walt Whitman Bridge, and South Philadelphia port facilities.
- **Long-term Value:** Multiple exit strategies, including owner-user occupancy, industrial redevelopment, land banking, build-to-suit, contractor campus, and investment resale.

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Zoning and User / Tenant Considerations

The flexibility afforded by ICMX zoning creates opportunities across numerous industrial and commercial sectors.

ICMX Zoning Overview

The Property is zoned ICMX (Industrial Commercial Mixed-Use), one of Philadelphia's most versatile industrial zoning districts. The district is intended to accommodate a broad range of industrial, commercial, office, warehouse, and mixed-employment uses while encouraging redevelopment of legacy industrial corridors.

ICMX

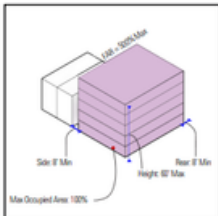
Table 14-701-4: Dimensional Standards for Industrial Districts



Max. Occupied Area	100%
Min. Front Yard Depth	0 ft. [3]
Min. Side Yard Width	8 ft. [3]
Min. Rear Yard Depth	8 ft. [3]
Max. Height	60 ft.
Max. Floor Area Ratio	500%

Table Note:

[3] Where the lot abuts a residential district, front yards, side yards, and rear yards shall be provided on the lot on the sides abutting the residential districts. The minimum requirements for those yards shall be either those for the industrial district, or those for the residential district on the abutting side, whichever is larger.



Ideal Users

- Utility contractors
- Highway contractors
- Electrical contractors
- Mechanical contractors
- HVAC companies
- Concrete contractors
- General contractors
- Industrial Outdoor Storage (IOS)
- Construction equipment storage
- Commercial fleet parking
- Truck and trailer storage
- Equipment rental businesses
- Warehouse
- Flex industrial
- Distribution
- Light manufacturing
- Commercial service uses

Development Advantages

- Flexible industrial zoning
- Multi-story development potential (subject to code)
- Supports modern industrial design
- Strong compatibility with contractor and fleet operations

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Prime Development Opportunity

Southwest Philadelphia Industrial Market

Southwest Philadelphia has emerged as one of the region's most compelling industrial investment corridors. The convergence of airport logistics, port activity, life science expansion, and infrastructure investment has created sustained demand for industrial land and functional industrial properties.

Regional Demand Driver

- Airport expansion
- Bellwether District
- Infrastructure spending
- Distribution growth
- Utility investment
- Last-mile logistics
- Contractor demand
- Fleet operations
- Industrial redevelopment

Freedom CRE Market Insight

5809 Woodland Ave is a great opportunity for the right buyer for two reasons - location and flexibility. Industrial users increasingly require sites capable of supporting outdoor storage, contractor operations, “lay-down” yards, fleet parking, and customized facilities. Opportunities within Philadelphia remain limited.

As redevelopment accelerates throughout Southwest Philadelphia, the replacement cost of comparable industrial land continues to increase while available inventory contracts. Properties offering flexible zoning, strong visibility, and excellent transportation access are becoming increasingly difficult to replicate.

Whether acquired for immediate operational use or held as a long-term redevelopment investment, 5809–5821 Woodland Avenue represents a compelling opportunity to secure a strategic industrial asset positioned to benefit from the continued transformation of Southwest Philadelphia.

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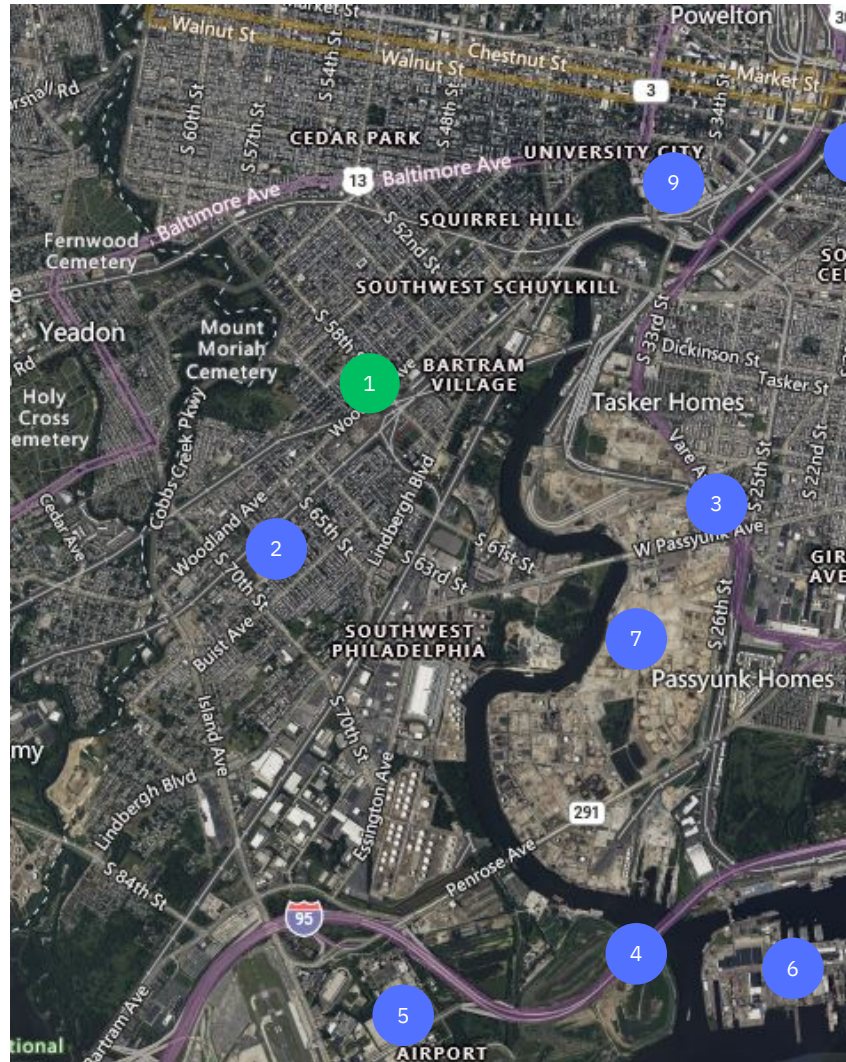
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Map and Points of Interest



- | | |
|--|---------------------------|
| 1. Subject Property – 5809
Woodland Ave | 6. Philadelphia Navy Yard |
| 2. Amazon Distribution Center | 7. Bellwether District |
| 3. I-76 | 8. Center City |
| 4. I-95 | 9. University City |
| 5. Philadelphia International Airport | |

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DISCLAIMER

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By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information as strictly confidential. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation.

Compass Commercial has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence of absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue their occupancy of the subject property.

The information contained in this offering memorandum has been obtained from sources we believe reliable; however, Compass Commercial has not verified, and will not verify, any of the information contained herein, nor has Compass Commercial conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

Prospective buyers shall be responsible for their costs and expenses of investigating the subject property. Property showings are by appointment only. Please contact the listing agents below for more details.

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