

AVAILABLE
FOR SALE OR LEASE

33,075 SF on .91 AC



5351 LANCASTER AVENUE
PHILADELPHIA, PA

 **BINSWANGER**
UNIQUELY SPECIALIZED SINCE 1931

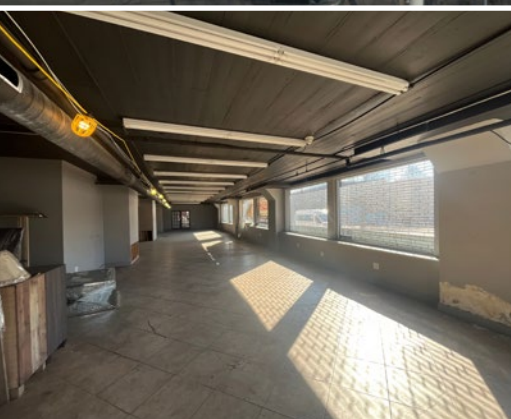


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PROPERTY OVERVIEW

5351 Lancaster Avenue, **Philadelphia, PA**

PROPERTY DETAILS



BUILDING SIZE: 33,075 SF

LOT SIZE: .91 Acres

FLOORS: Two (2) Floors Available with Showroom, Office, Warehouse, Mezzanine Space

CEILING HEIGHTS: First Floor: 16'5"
Second Floor: 13'5"

DRIVE INS: One (1) Drive-In door (9' x 10.5') ramped

TAXES: \$14,815 (Est 2026 Taxes)

ZONING: Zoned ICMX - Industrial Commercial Mixed-Use (City of Philadelphia)

PARKING: Paved Trailer/Car Parking

SECURITY: Fenced-In Lot
Camera and Alarm Security

SIGNAGE: Tenant Signage Available

LOCATION OVERVIEW

Strategically located along the Lancaster Avenue (Route 30) corridor in West Philadelphia, offering strong visibility and easy access to I-76, US Route 1, and City Avenue. The location provides efficient connectivity to Center City Philadelphia, University City, and the western suburbs, with nearby public transportation and a dense commercial base supporting workforce and customer access.

DISTANCES

- 0.2 mi | Lansdowne Avenue & 54th Street Station SEPTA Subway
- 1.3 mi | Wynnefield Avenue Station SEPTA Regional Rail
- 1.5 mi | Route 1
- 2.0 mi | I-76
- 5.6 mi | I-95
- 9.5 mi | Philadelphia International Airport





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PERMITTED USES

5351 Lancaster Avenue, Philadelphia, PA

INDUSTRIAL COMMERCIAL MIXED-USE PERMITTED USES



RETAIL SALES USE

- Building Supplies and Equipment
- Consumer Goods
- Food, Beverages, and Groceries
- Pets and Pet Supplies
- Sundries, Pharmaceuticals, and Convenience, and Convenience Sales
- Wearing Apparel and Accessories



COMMERCIAL SERVICES USE

- Animal Services
- Assembly and Entertainment
- Building Services
- Business Support
- Eating and Drinking Establishments
- Financial Services
- Funeral and Mortuary Services
- Maintenance & Repair of Consumer Goods
- Personal Services
- Radio, Television, and Recording Services
- Vehicle Fueling



WHOLESALE DISTRIBUTION, STORAGE USE

- Equipment and Materials Storage Yards and Buildings
- Moving and Storage Facilities
- Warehouse
- Wholesales and Distribution



INDUSTRIAL USE

- Artist Studios and Artisan Industrial
- Limited Industrial
- Research and Development

PRIMARY CONTACTS

www.binswanger.com



CHRIS PENNINGTON

Senior VP and Partner
215.448.6053
cpennington@binswanger.com



MICHAEL PENNINGTON

Vice President
215.448.6091
mpennington@binswanger.com



Three Logan Square | 1717 Arch Street, Suite 5100 | Philadelphia, PA, 19103

07 | 5351 Lancaster Avenue, Philadelphia, PA