



Available For Lease

**6123 W Passyunk Ave,
Philadelphia, PA 19153**



Property Summary

6123 W Passyunk Ave offers flexible, highly visible industrial space in a rapidly growing corridor of Philadelphia. Located just across the river from the Bellwether District and directly across from a new \$40M development by Alterra and Eco Materials, the property sits in the path of continued industrial and commercial investment. The property features an 8,160 SF flex/warehouse building with adaptable layouts suitable for a variety of industrial, service, or distribution users. The site includes two drive-in doors, 16' clear heights, and functionality capable of accommodating tractor-trailer access.

The property offers excellent access and connectivity, with multiple gated entry points and close proximity to Philadelphia International Airport, the Navy Yard, and I-76/I-95. Its prominent location along W. Passyunk Ave and S. 61st Street provides strong visibility in a high-traffic industrial corridor, ideal for efficient operations and regional distribution.



PROPERTY SPECS

Address 6123 W Passyunk Ave, Philadelphia, PA 19153

Type Industrial / Cold Storage

Total SF 8,160

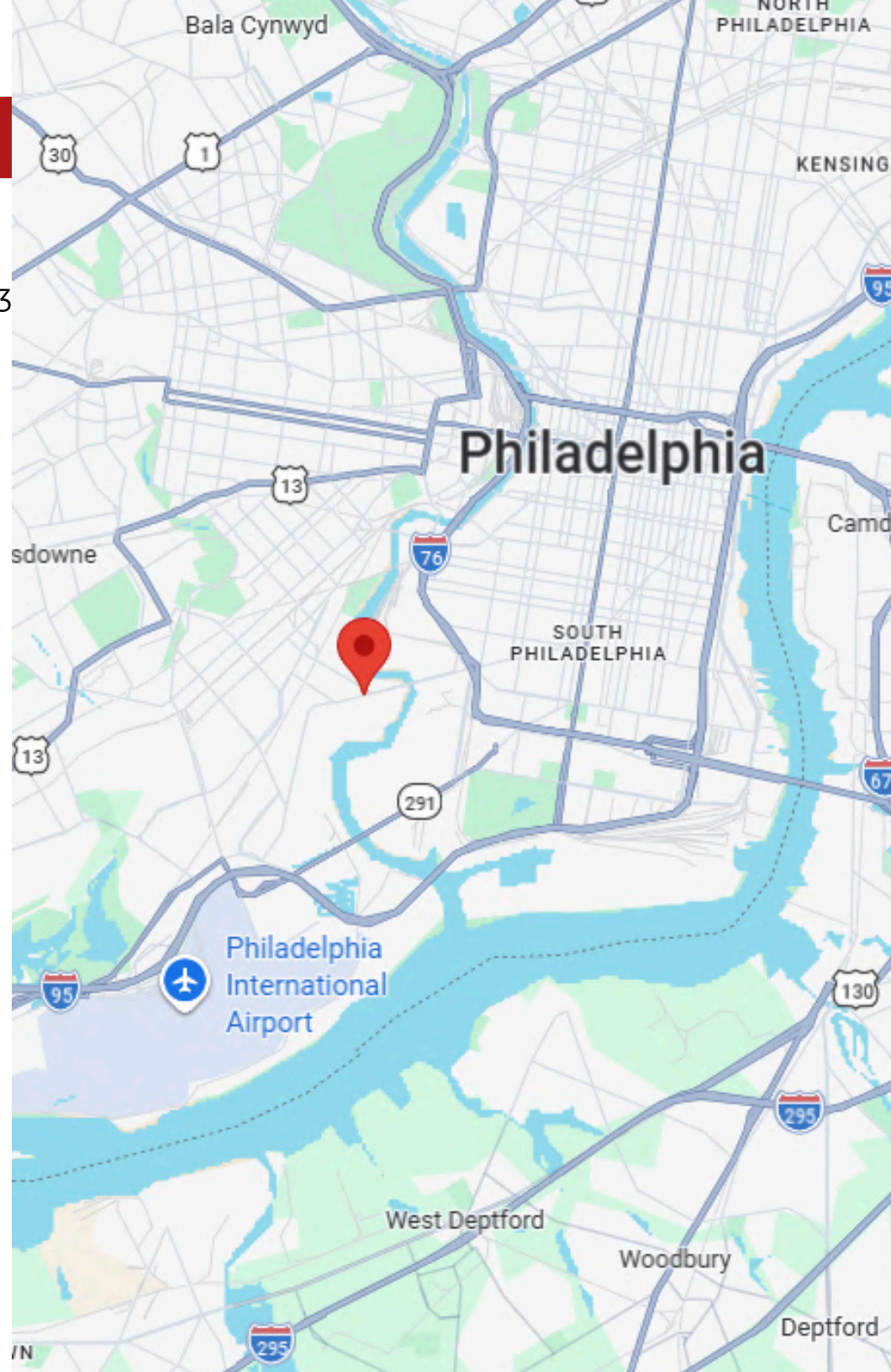
Acreage 1.38

Year Built/Renovated 1960

Drive-ins 2

Clear Height 16'

Zoning Heavy Industrial





Prime Industrial Location - Philadelphia, PA

The West Passyunk Avenue / Southwest Philadelphia corridor is one of the city's most strategically positioned industrial submarkets, benefiting from direct access to core logistics infrastructure and ongoing large-scale redevelopment. Located near the Philadelphia Navy Yard, the Bellwether District, and the regional waterfront industrial base, the area has become a magnet for flex, warehouse, manufacturing, and service-oriented users seeking infill locations with strong fundamentals. This submarket offers immediate connectivity to I-95, I-76, and Philadelphia International Airport, making it ideal for last-mile distribution, contractor operations, and regional servicing businesses. High traffic volumes, proximity to the port and airport, and limited competing industrial inventory closer to the city core continue to drive demand. As redevelopment accelerates and nearby capital investment expands, West Passyunk stands out as a high-barrier, high-utility industrial location with long-term relevance for commercial and industrial real estate users.

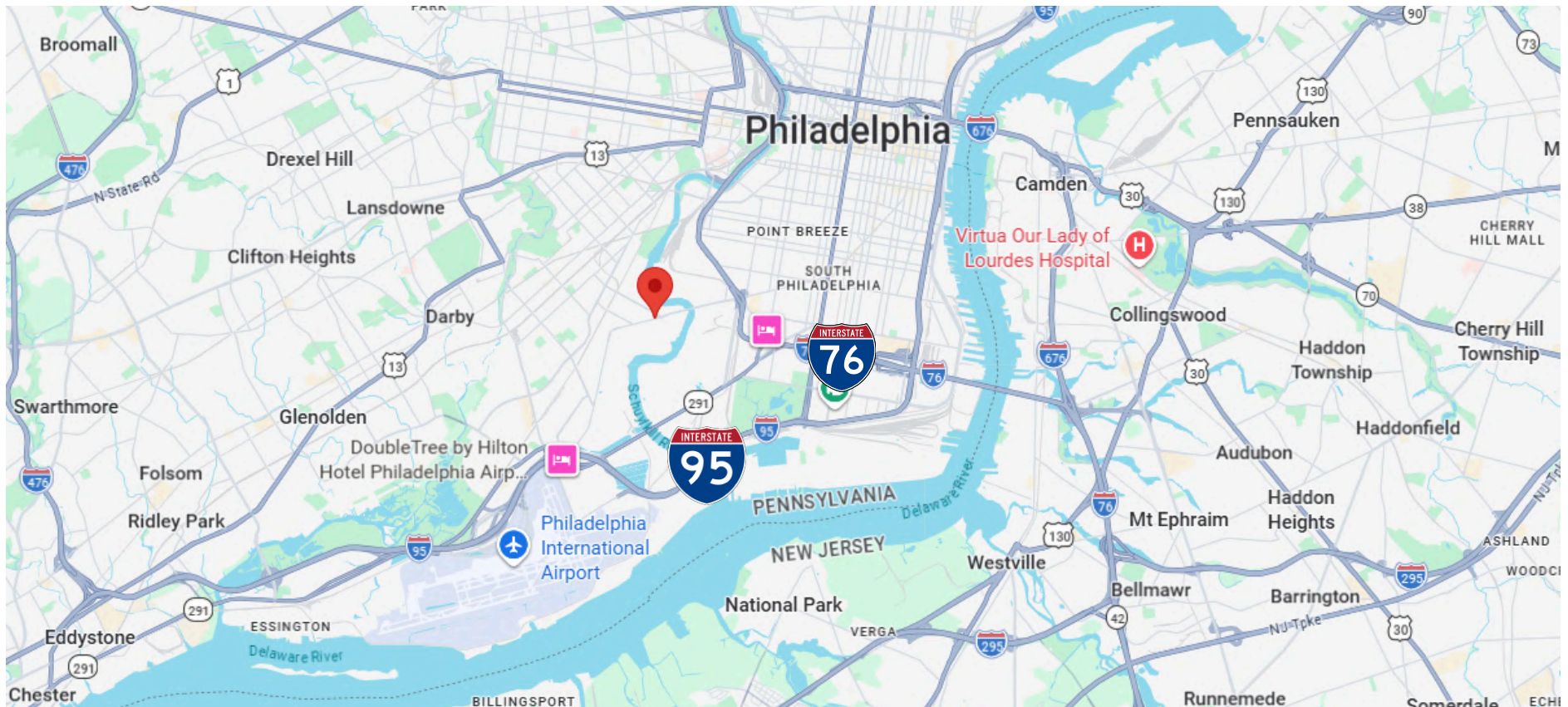
Distance

Downtown Philadelphia - 4.5 Miles

Philadelphia International Airport - 4 Miles

I-95 - 2.7 Miles

I-76 - 1.1 Miles





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