

5323 JEFFERSON STREET

WYNNEFIELD, PHILADELPHIA 19131

FOR SALE

+37,000 SF INDUSTRIAL BUILDING ON 1.25 ACRE LOT

MPN
MALLIN PANCHELLI NADEL
REALTY



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1

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ABOUT THE PROPERTY

MPN Realty, Inc. is pleased to present the exclusive sale of 5323 Jefferson Street, a 36,556 SF industrial property on a 54,622 SF lot, located in the Wynnefield neighborhood of West Philadelphia. This 1924-built masonry warehouse, now vacant, was previously home to the one of the largest local Frito-Lay Chips wholesale distribution centers for over 40 years.

The property spans 3 stories and features 2 loading docs , one drive-in door, an elevator that services all 3 levels, and a conveyor belt serving all 3 levels. Currently zoned I-1, a variety of light industrial uses are permitted, including: fabrication, wholesale sales and distribution, storage facilities, offices, R&D, and more.

Strategically positioned in the northern section of West Philadelphia, the property offers excellent regional connectivity via City Avenue (Route 1), Lancaster Avenue (Route 30), and Interstate 76 (Schuylkill Expressway), providing efficient access to Center City Philadelphia, the Main Line, King of Prussia, Montgomery County, and Delaware County. With proximity to University City - Philadelphia's primary network of education, medicine and research facilities - this industrial facility offers tremendous potential for a multitude of users.

Environmental reports are available upon request. The property will be sold in as-is condition.

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PROPERTY OVERVIEW

PROPERTY OVERVIEW	
Price	\$2,550,000
Number of Floors	Three (3)
Year Built*	1924
CITY RECORDS DATA	
Gross Building Area*	36,556 SF
RE Tax Assessment 2026*	\$1,316,000
RE Tax 2026	\$18,421
Parking	Surface Lot
Street Frontages*	231' on Jefferson Street
Lot Shape	Irregular
Lot Area*	54,622
Zoning	I-1 (Light Industrial)
STRUCTURE	
Exterior	Stone and brick
Foundation	Stone and masonry
Ceiling Height	Ranging from 10' to 15'11"
Flooring	Hardwood and tile
Roof	Flat
UTILITIES	
Fire Suppression	Sprinkler system throughout
Elevator	One (1) Services all floors
Stair towers	(1) Interior staircase (1) Exterior fire tower

*Per city of Philadelphia

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3

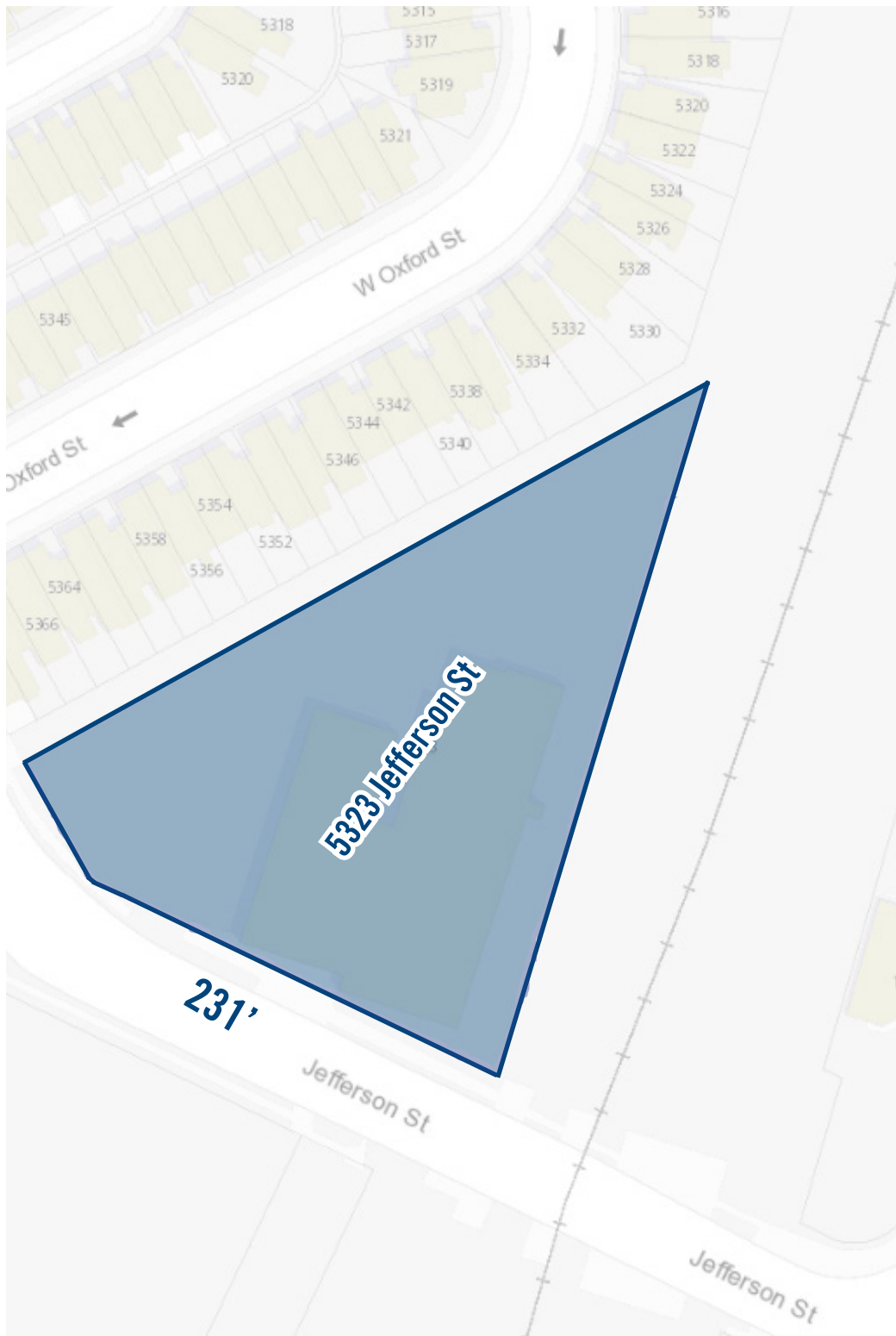
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PARCEL MAP



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4

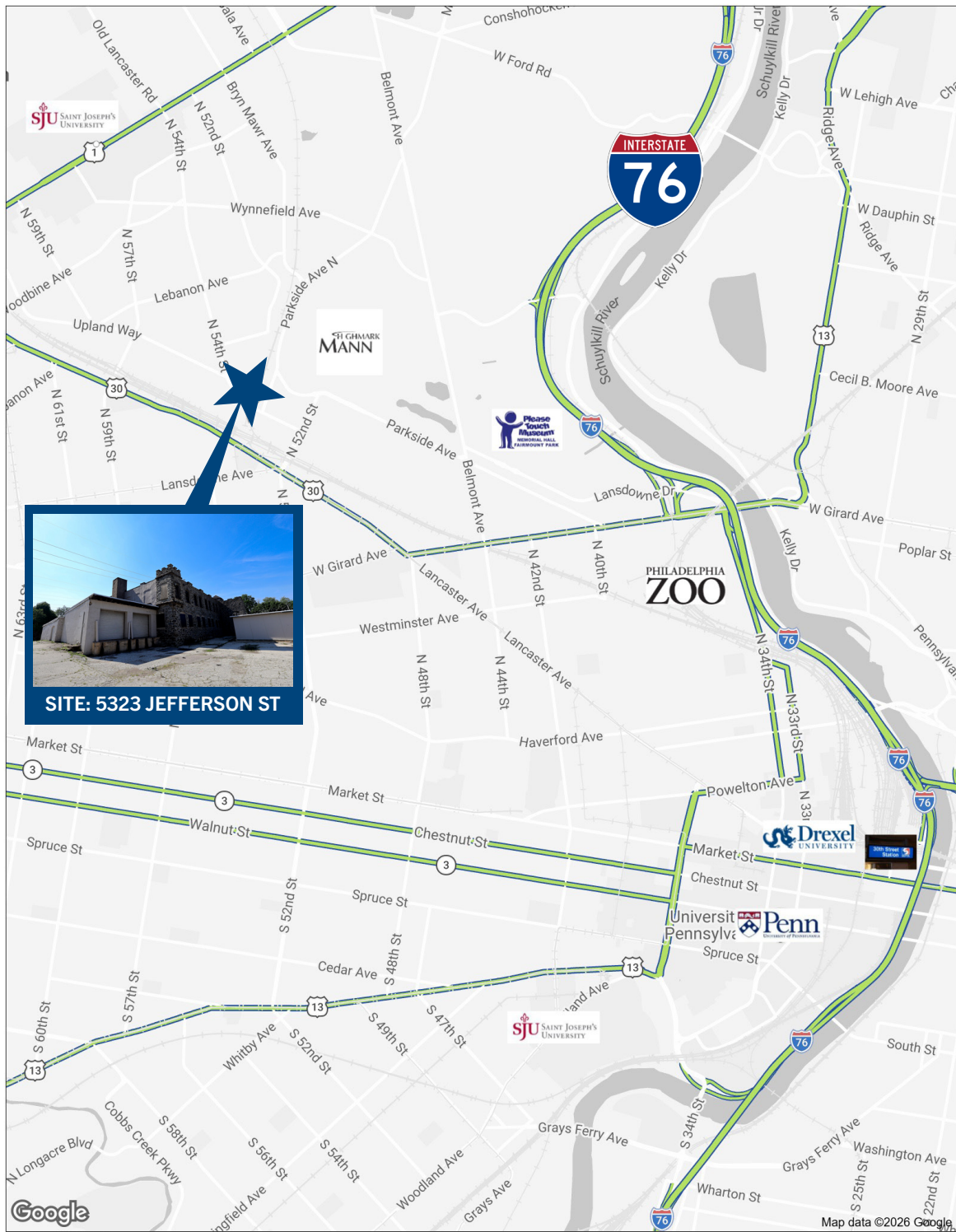
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AERIAL MAP

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5

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RETAIL MAP

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PROPERTY PHOTOS



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7

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8

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I INDUSTRIAL

INTENT:

Low-impact uses including light industrial, fabrication, offices, and research and development

INTENT:

Light/moderate impact industrial uses including manufacturing, processing, and distribution

INTENT:

Intensive, high-impact uses, including extractive industries and petroleum processing and storage

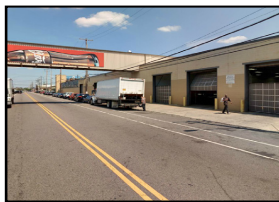
INTENT:

Marine-related industrial uses such as docks, wharves, piers, and transit sheds

I-1



I-2



I-3



I-P

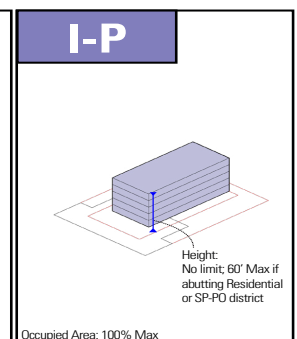
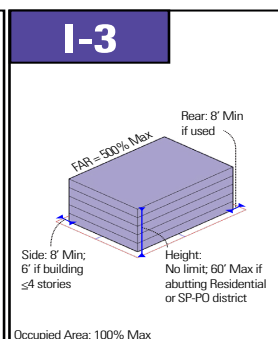
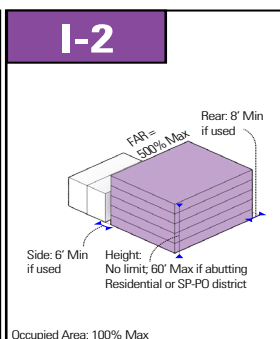
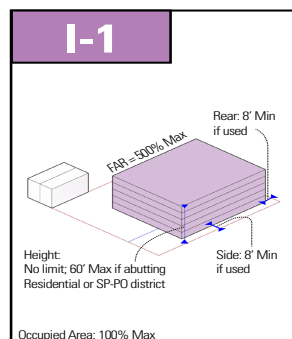


Table 14-701-4: Dimensional Standards for Industrial Districts

Max. Occupied Area	100%	100%	100%	100%
Min. Front Yard Depth	0 ft. [3]	0 ft. [3]	0 ft. [3]	0 ft. [3]
Min. Side Yard Width	8 ft. if used [3]	6 ft. if used [3]	If used: Buildings ≤ 4 stories = 6 ft.; Others = 8 ft. [3]	0 ft. [3]
Min. Rear Yard Depth	8 ft. if used [3]	8 ft. if used [3]	8 ft. if used [3]	0 ft. [3]
Max. Height	60 ft. if abutting a Residential or SP-PO district; otherwise no limit	60 ft. if abutting a Residential or SP-PO district; otherwise no limit	60 ft. if abutting a Residential or SP-PO district; otherwise no limit	60 ft. if abutting a Residential or SP-PO district; otherwise no limit
Max. Floor Area Ratio	500%	500%	500%	N/A

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.



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ZONING USES

Table 14-602-3: Uses Allowed in Industrial Districts

Y = Yes permitted as of right S = Special exception approval required N = Not allowed (expressly prohibited) Uses not listed in this table are prohibited	I-1	I-2	I-3	I-P	USE SPECIFIC STANDARDS
RESIDENTIAL USE CATEGORY					
Household Living (as noted below)					
Multi-family	N	N	N	N	
Caretaker Quarters	Y	Y	Y	Y	
Group Living	N	N	N	N	14-603 (11)
PARKS AND OPEN SPACES USE CATEGORY					
Passive Recreation	Y	Y	Y	Y	
Active Recreation	N	N	N	N	
PUBLIC, CIVIC, AND INSTITUTIONAL USE CATEGORY					
Adult Care	N	N	N	N	
Child Care	N	N	N	N	14-603 (5)
Detention and Correctional Facilities	N	S	Y	N	14-603 (13)
Educational Facilities	N	N	N	N	
Fraternal Organization	N	N	N	N	
Libraries and Cultural Exhibits	N	N	N	N	
Re-Entry Facility	S	S	Y	S	14-603 (12)
Religious Assembly	N	N	N	N	
Safety Services	Y	Y	Y	Y	
Transit Station	Y	Y	Y	Y	
Utilities and Services, Basic	Y	Y	Y	Y	
Utilities and Services, Major	N	Y	Y	Y	
Wireless Service Facility	Y	Y	Y	Y	14-603 (16)(17)
OFFICE USE CATEGORY					
Business and Professional	Y	Y	N	N	
Medical, Dental, Health Practitioner (as noted below)					
Sole Practitioner	Y	N	N	N	
Group Practitioner	Y	Y	Y	N	
Government	Y	Y	N	N	
RETAIL SALES USE CATEGORY [4]					
Adult-Oriented Merchandise	N	S	Y	N	14-603 (13)
Building Supplies and Equipment	Y	Y	Y	Y	14-603 (3)
Consumer Goods (except as noted below)	N	N	N	N	
Drug Paraphernalia Sales	N	S	Y	N	14-603 (13)
Gun Shop	N	S	Y	N	14-603 (13)
Food, Beverages, and Groceries	N	N	N	N	
Pets and Pet Supplies	N	N	N	N	
Sundries, Pharmaceuticals, and Convenience Sales	N	N	N	N	
Wearing Apparel and Accessories	N	N	N	N	
COMMERCIAL SERVICES USE CATEGORY					
Adult-Oriented Service	N	S	Y	N	14-603 (13)
Animal Services (except as noted below)	Y	Y	Y	N	
Boarding and Other Services	S	S	N	N	14-603 (14)
Assembly and Entertainment (except as noted below)	N	N	N	N	14-603 (18)
Casino	N	N	N	N	
Building Services	Y	Y	Y	N	
Business Support	Y	Y	Y	N	
Eating and Drinking Establishments (as noted below)	N	N	N	N	
Take-Out Restaurant	N	N	N	N	14-603 (6)
Smoking Lounge	N	N	N	N	14-603 (19)
Financial Services (except as noted below)	Y	Y	Y	Y	
Personal Credit Establishment	N	S	Y	N	14-603 (13)
Funeral and Mortuary Services	N	N	N	N	
Maintenance & Repair of Consumer Goods	Y	Y	Y	Y	
Marina	Y	Y	N	N	
Parking, Non-Accessory	Y	Y	Y	Y	14-603 (10)
Personal Services	N	N	N	N	
Radio, Television, and Recording Services	Y	Y	Y	N	
Visitor Accommodations	N	N	N	N	
Commissaries and Catering Services	N	N	N	N	
VEHICLE AND VEHICULAR EQUIPMENT SALES AND SERVICES					
Commercial Vehicle Repair and Maintenance	Y	Y	Y	Y	
Commercial Vehicle Sales and Rental	Y	Y	Y	Y	
Personal Vehicle Repair and Maintenance	Y	Y	Y	N	
Personal Vehicle Sales and Rental	N	Y	Y	N	
Vehicle Fueling Station	Y	Y	Y	N	14-603 (8)
Vehicle Equipment and Supplies Sales and Rental	N	N	N	N	
Vehicle Paint Finishing Shop	Y	Y	Y	N	
WHOLESALE, DISTRIBUTION, STORAGE USE CATEGORY					
Equipment and Materials Storage Yards and Buildings	Y	Y	Y	Y	
Moving and Storage Facilities	Y	Y	Y	Y	
Warehouse	Y	Y	Y	Y	
Wholesale Sales and Distribution	Y	Y	Y	Y	
Distributor of Malt or Brewed Beverages	Y	Y	Y	Y	14-603 (1)
INDUSTRIAL USE CATEGORY					
Artist Studios and Artisan Industrial	Y	Y	Y	N	
Limited Industrial	Y	Y	Y	N	
General Industrial	N	Y	Y	N	
Intensive Industrial	N	N	Y	N	
Junk and Salvage Yards and Buildings	N	S	Y	N	14-603 (9)
Marine-Related Industrial	N	N	Y	Y	
Medical Marijuana Growing/Processing Facility	Y	Y	Y	N	
Mining/Quarrying	N	N	Y	N	
Research and Development	Y	Y	Y	N	
Trucking and Transportation Terminals	Y	Y	Y	Y	
URBAN AGRICULTURE USE CATEGORY					
Community Garden	Y	Y	Y	N	14-603 (15)
Market or Community-Supported Farm	Y	Y	N	N	14-603 (15)
Animal Husbandry	Y	Y	Y	N	14-603 (15)
Horticulture Nurseries and Greenhouses	Y	Y	Y	N	

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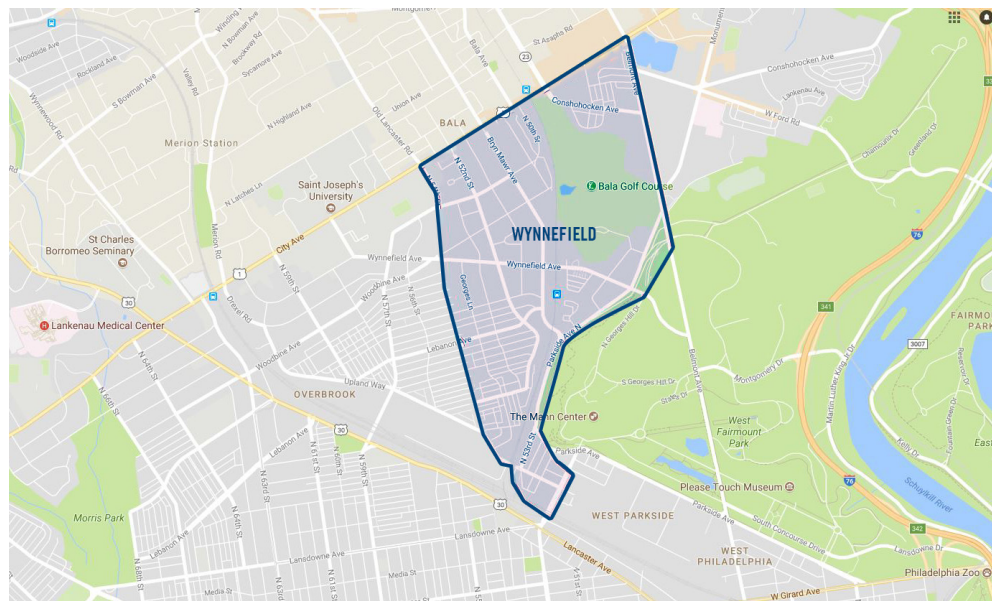
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ABOUT THE NEIGHBORHOOD: WYNNEFIELD

Wynnefield is one of Philadelphia's most widely recognized neighborhood names. The neighborhood is known for its many beautiful single homes, its active community organization, and its racial diversity. A portion of St. Joseph's University is located within the boundaries of this neighborhood, and commercial development exists in three areas: on City Avenue, along 54th Street, and near the intersection of Bryn Mawr and Wynnefield Avenues. Wynnefield is defined by City Avenue and Fairmount Park, and the Bala Golf Club and Cardinal Avenue.

The population of Wynnefield is about 16,000. The value of single family homes is above the norm for West Philadelphia in all sections of the neighborhood, but there is considerable variation in housing values within this diverse neighborhood. Residential development is greater in the row home vicinity of 54th & Berks than in the area near City Avenue where large, stately detached homes exist similar to those in the smaller adjoining neighborhoods of Overbrook Farms and Green Hill Farms.



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11

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