

5351 LANCASTER AVENUE
PHILADELPHIA, PA

AVAILABLE FOR LEASE
INDUSTRIAL PROPERTY

33,075 SF
0.91 Acres

PROPERTY HIGHLIGHTS

- 33,075 SF on .91 Available for Lease
- Two (2) Floors Available with Showroom, Office, Warehouse, Mezzanine Space
- Ceiling Heights:
 - - First Floor: 16'5"
 - - Second Floor: 13'5"
- One (1) Drive-in Door (9' x 10.5') Ramped
- Tenant Signage Available
- Fenced-in Lot
- Paved Trailer/Car Parking
- Ability to demise space upon tenant needs.
- Camera and Alarm Security
- Zoned ICMX - Industrial Commercial Mixed-Use
- The property is located on West Philadelphia between Route 1 and I-76. Users of the space are serviced by the Lansdowne Ave & 54th St Station SEPTA Subway and Wynnefield Ave Station SEPTA Regional Rail.

- **Key Distribution Points:**

Lansdowne Ave & 54th St Station SEPTA Subway - 0.2 mi

Wynnefield Avenue Station SEPTA Regional Rail - 1.3 miles

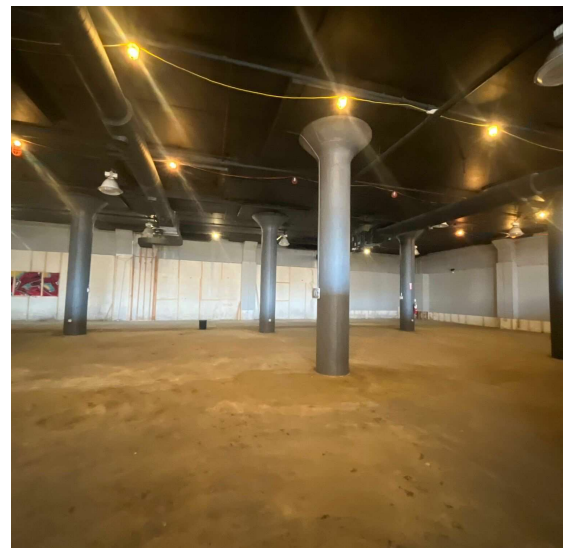
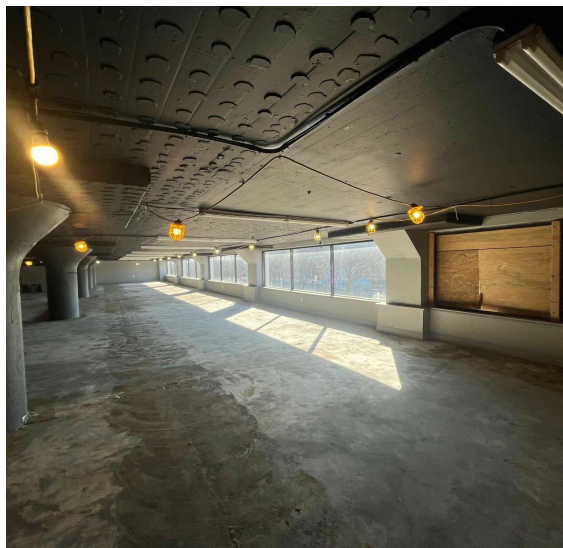
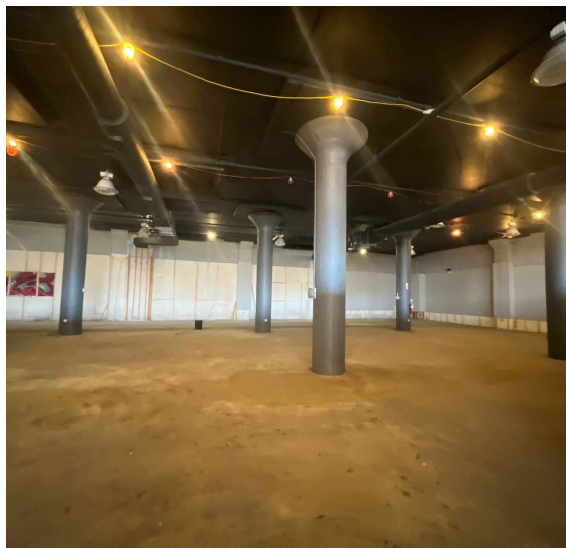
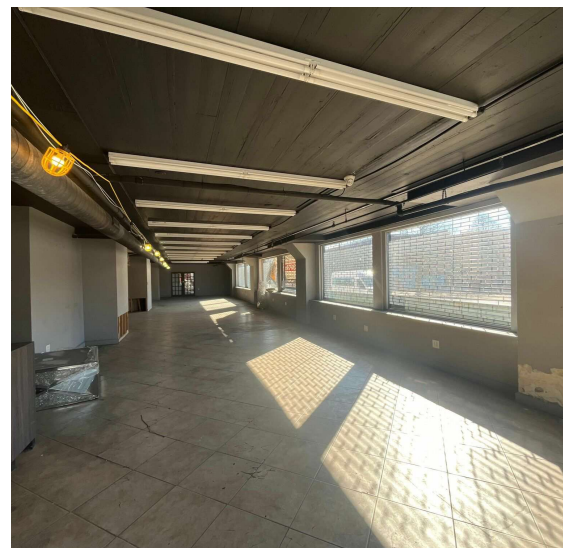
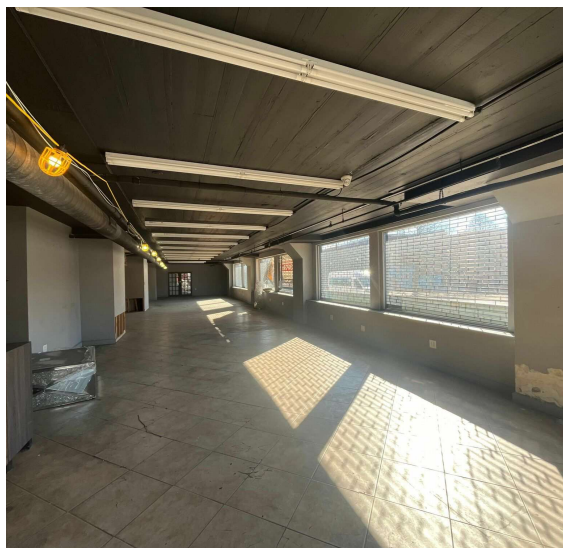
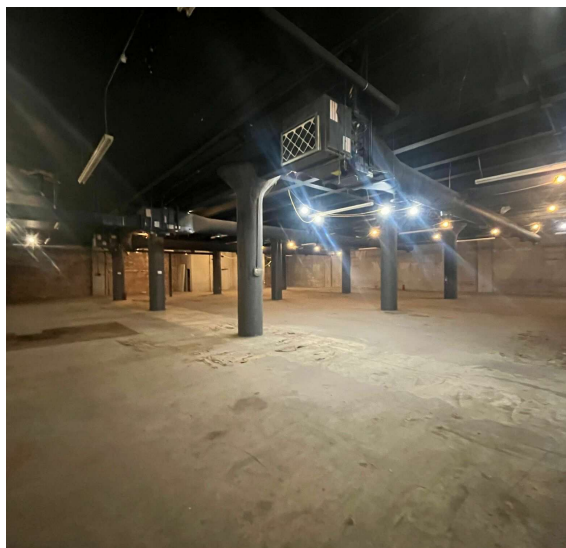
Route 1 - 1.5 miles

I-76 - 2 miles

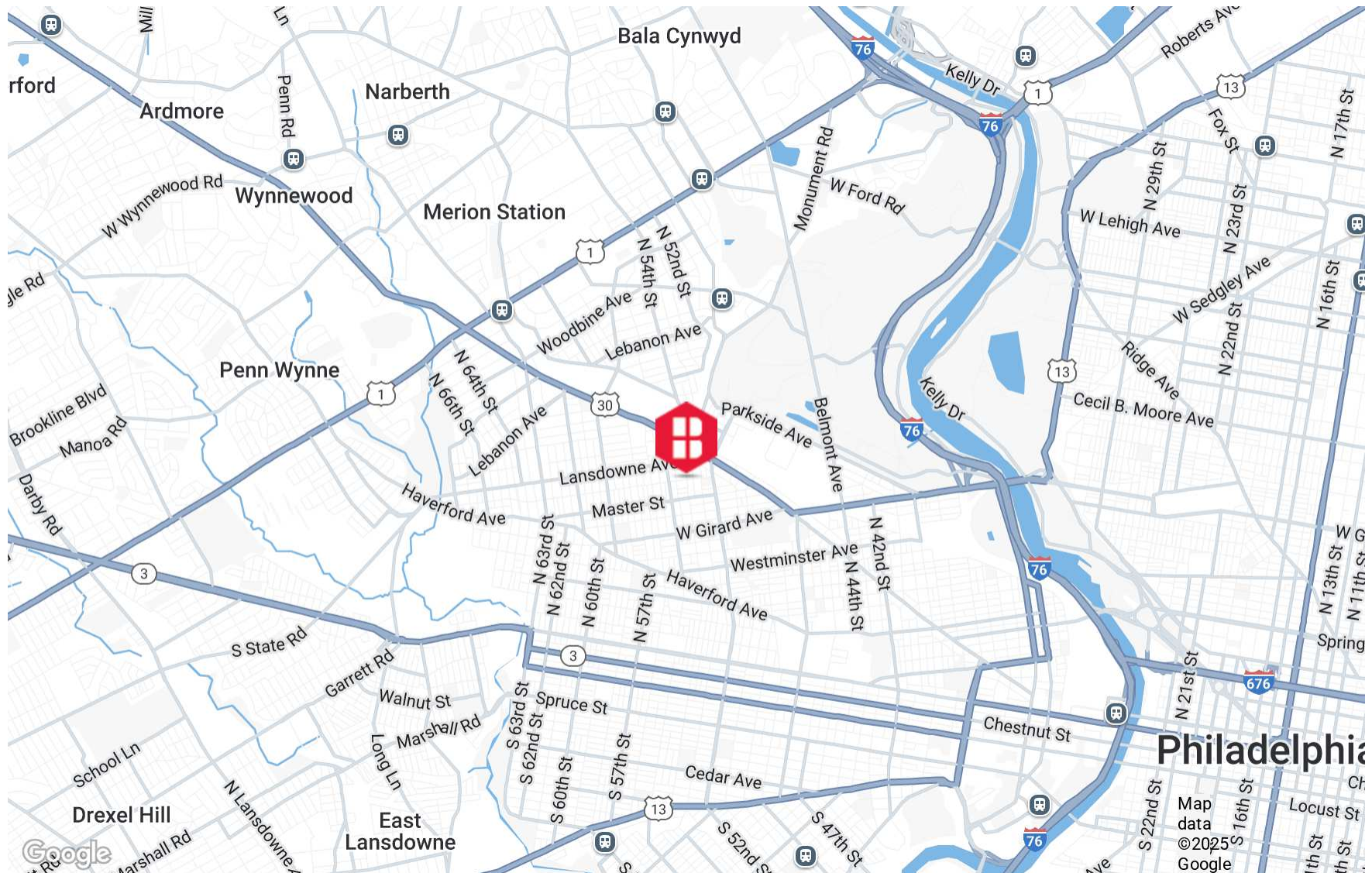
I-95 - 5.6 miles

Philadelphia International Airport - 9.5 miles

ADDITIONAL PHOTOS



AREA MAP



DEMOGRAPHICS MAP & REPORT

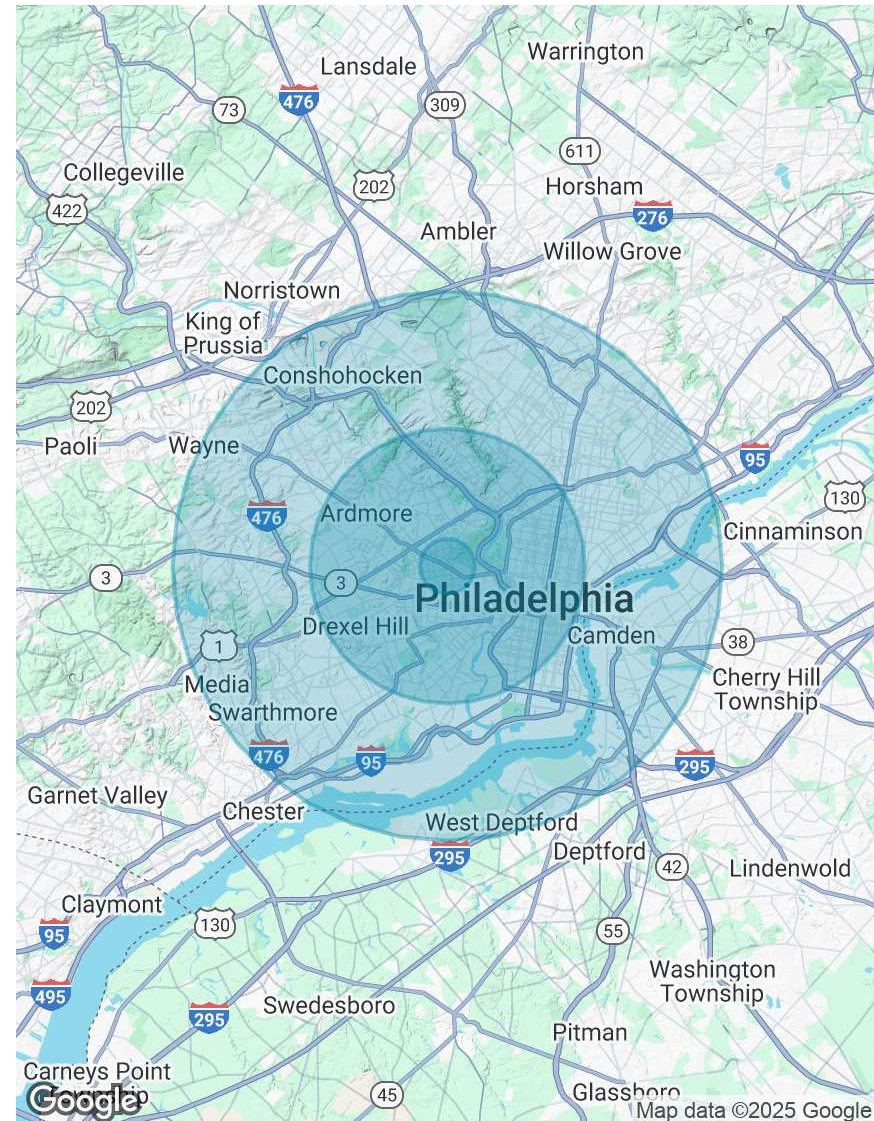
POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	42,991	956,588	2,019,942
Average Age	40	38	39
Average Age (Male)	38	37	38
Average Age (Female)	42	39	40

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	17,764	409,607	818,064
# of Persons per HH	2.4	2.3	2.5
Average HH Income	\$55,458	\$98,170	\$100,120
Average House Value	\$181,178	\$381,793	\$350,281

Demographics data derived from AlphaMap



CONTACT



Christopher Pennington
Partner & Senior Vice President
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
Phone: 215.448.6000
binswanger.com

The information contained herein is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof and no liability may be imposed.