

20,000 +/- INDUSTRIAL BUILDING WITH EASY ACCESS IN I-76



5400 PASCHALL AVE Southwest Philadelphia 19143



1601 WALNUT ST, PHILADELPHIA, PA 19102 215.413.4900 ■ www.mpnrealty.com

PRIME 20,000 +/- INDUSTRIAL BUILDING NEAR I-76



5400 PASCHALL AVE

Southwest Philadelphia 19143

MPN Realty Inc. is pleased to present the exclusive sale of 5400-18 Paschall Ave., a 19,609 +/- SF industrial property that sits on a 29,250 +/- SF corner lot. Zoned I-2 the property presents a great opportunity for a warehouse/ industrial user or investor. The current owner has operated an auto repair shop in the property for over 20 years, making this an ideal situation for auto repair and related businesses. Located in Southwest Philadelphia in close proximity to Grays Ferry, the site has easy access to I-76, University City, and South Philadelphia. There are two tenants currently occupying a portion of the site. Both are on month to month leases. The majority of the building will be delivered vacant.

PROPERTY OVERVIEW	
Price	\$1,695,000
Number of buildings	2
Number of Floors	1
Year Built	1925
Lot Size	150' x 195'
Lot Area	29,250 SF (0.67 Acres)
Total Rentable Area of Building	19,609 SF
RE Tax Assesment 2023	\$342,300
RE Tax 2023	\$4,792
Zoning	I-2
Exterior	Brick/Stucco
Foundation	Concrete Slab
Parking	5 designated spots plus Street Parking
Loading	5 drive in doors
Frontage	150' Paschall Ave and 195' S 54th St

* Lot and building area are per City of Philadelphia

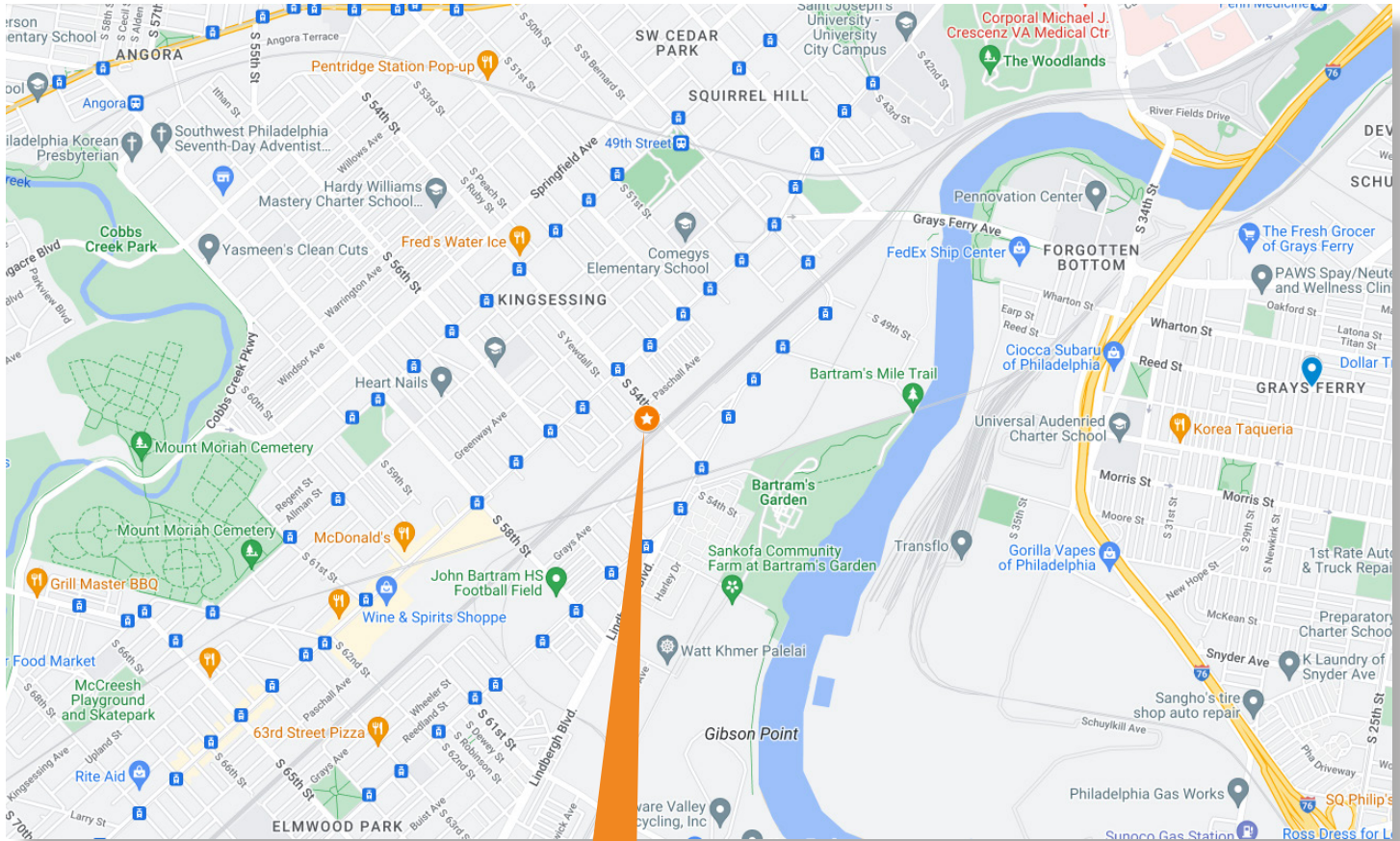
NADIA BILYNSKY 267.546.17128 ■ nbilynsky@mpnrealty.com **KYLE RUFFING 267.546.1719 ■ kruffing@mpnrealty.com**

Information concerning this offer is from sources deemed reliable and no warranty is made as to the accuracy thereof. The offering is submitted subject to errors, omissions, change in price, or other conditions, prior sale or Lease, or withdrawal without notice. The prospective tenant should carefully verify to his/her own satisfaction all information contained herein.

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Aerial Map



SITE: 5400 PASCHALL AVE

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Parcel Map



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Property Photos



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Property Photos



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Zoning I-2

I-2

INTENT:

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

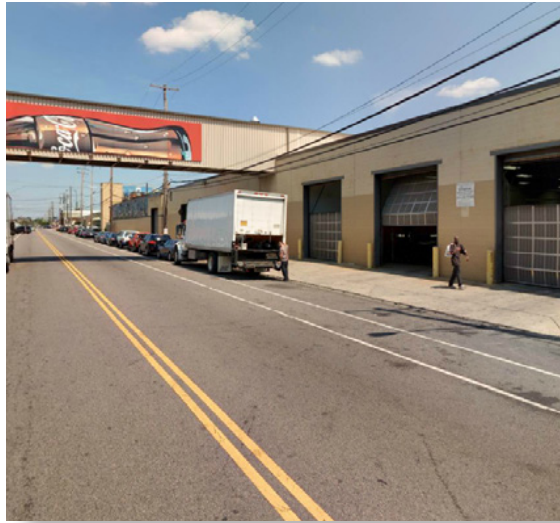


Table Note:

[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.

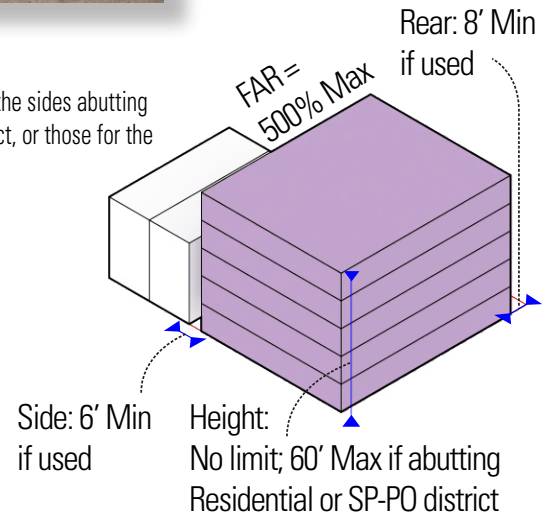


Table 14-701-4: Dimensional Standards for Industrial Districts

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

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About the Neighborhood: Southwest Philadelphia



Southwest Philadelphia is the southern portion of the city lying west of the Schuylkill River. The northern boundary is roughly marked by Baltimore Avenue, Fiftieth and Forty-Ninth Streets; on the west by Cobbs and Darby Creeks, which separate Philadelphia and Delaware Counties; on the south by the Philadelphia International Airport, and on the east by the Schuylkill River. Southwest Philadelphia encompasses the city's Fifty-First and Fortieth Wards and includes the neighborhoods of Kingsessing, Elmwood, Paschall, and Eastwick; below Seventy-Fourth Street, Eastwick is known to residents as "the Meadows." Large nonresidential tracts are occupied by the Heinz wildlife preserve, the Philadelphia International Airport, industrial parks, the Southwest Sewage Treatment Plant, and, adjacent to the Schuylkill River, tank farms and oil refineries.



Despite being a such a dense urban neighborhood, residents of Southwest Philadelphia still have access to beautiful green spaces like Cobbs Creek Park. Located on the western edge of the neighborhood, the 851-acre park is a nice place to get away from the city and immerse yourself in nature. Take a hike through the woody trails along the creek, set up a picnic under a tree by the playground or play a pick-up game at the basketball court. The Kingsessing Recreation Center is another popular spot to get active, whether you want to play basketball, tennis or swim in the public pool. Be sure to visit Bartram's Garden, the oldest botanical garden in the country, developed in 1728. The National Historic Landmark is a free and relaxing public garden where you can hike through trails and soak in views of the Schuylkill River among many other fun activities.

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