

5400-18 PASCHALL AVE

Southwest Philadelphia, 19143

MPN
MALLIN PANCHELLI NADEL
REALTY

PRIME 22,400 +/- INDUSTRIAL PROPERTY NEAR I-76



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Property Overview

MPN Realty, Inc. is pleased to present the exclusive sale of 5400-18 Paschall Ave, an industrial property which consists of two buildings totaling 22,444 +/- SF that sits on a 29,250 +/- corner lot. Zoned I-2 the property presents a great opportunity for a warehouse/industrial user or investor. The current owner had operated a truck repair shop in the property for over 35 years, making this an ideal situation for auto repair, maintenance 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 is one tenant who is currently occupying +/- 2,000 SF on a month-to-month lease. The majority of the buildings will be delivered vacant.

Property Overview

Price	\$1,400,000
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 Area of Building	Building 1: 19,609 SF*
	Building 2: 2,835 SF (Per measurements taken)
	Total: 22,444 SF
RE Tax Assessment 2026	\$333,400
RE Tax 2026	\$4,667
Zoning	I-2
Exterior	Brick/Stucco
Foundation	Concrete slab
Parking	5 designated paved spots plus Open lot
Loading/Drive In Doors	Building 1: 5 oversized drive in doors
	Building 2: 2 drive in doors
Frontage	150' Paschall Ave and 195' S 54th St

*Per City of Philadelphia

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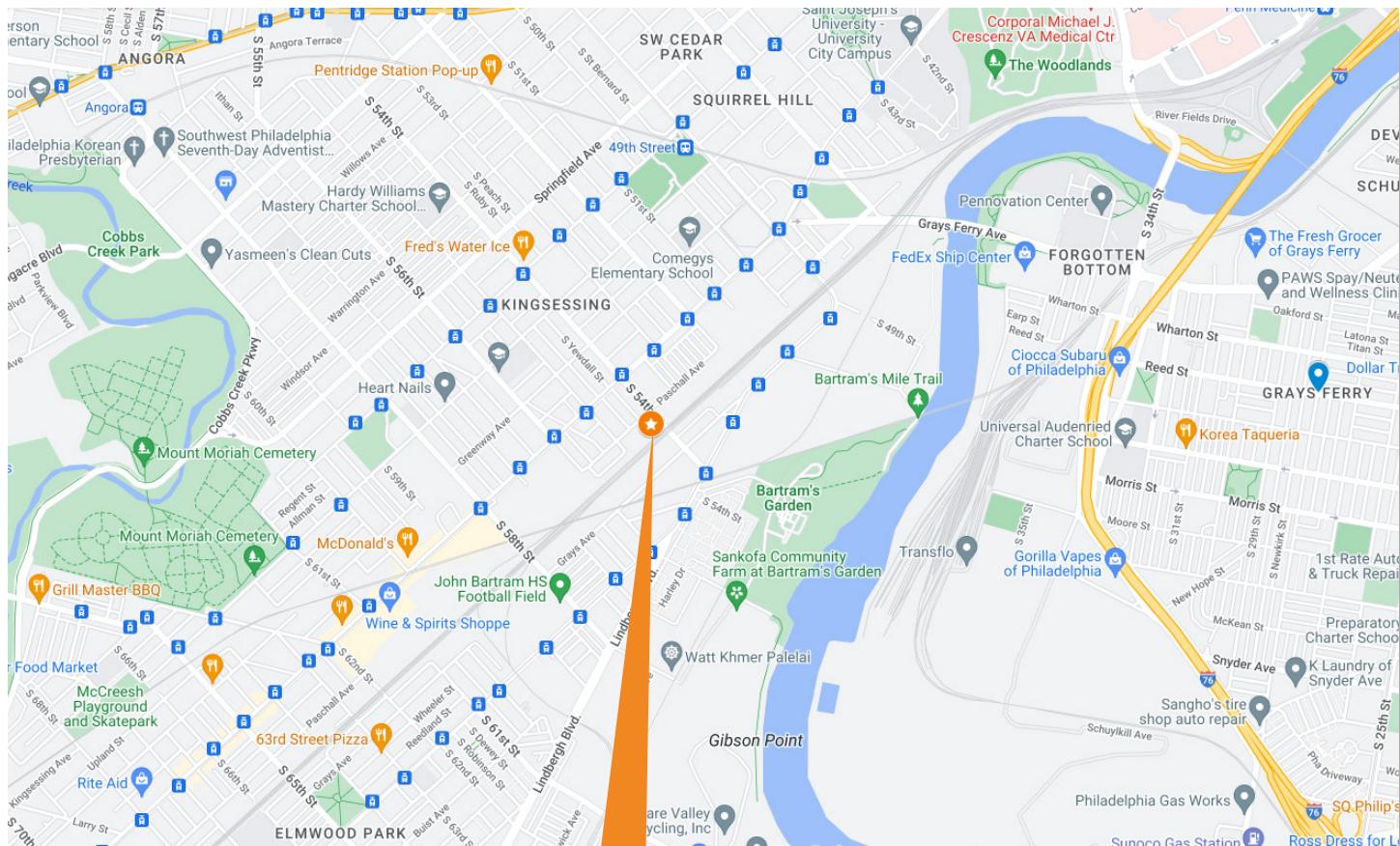
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Property Map



SITE: 5400-18 PASCHALL AVE

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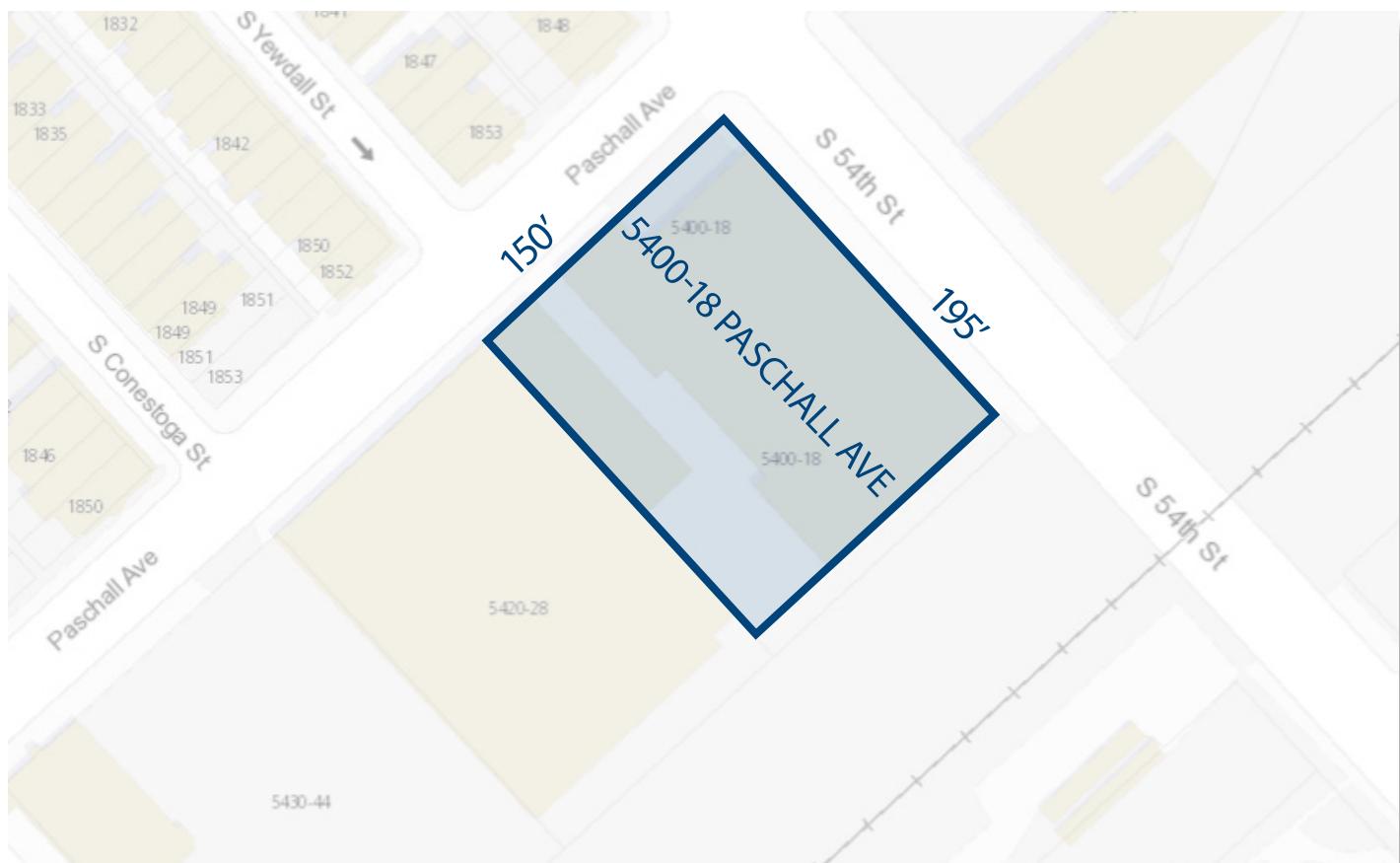
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Parcel Map



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Aerial Map



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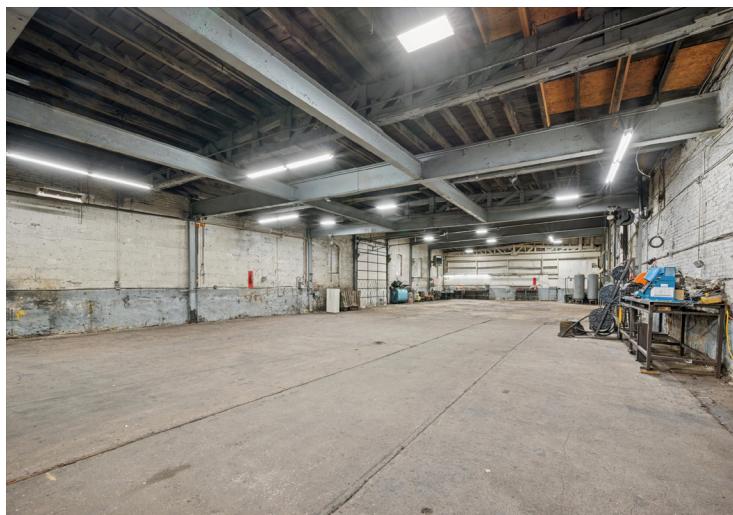
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Property Photos (Building 1)



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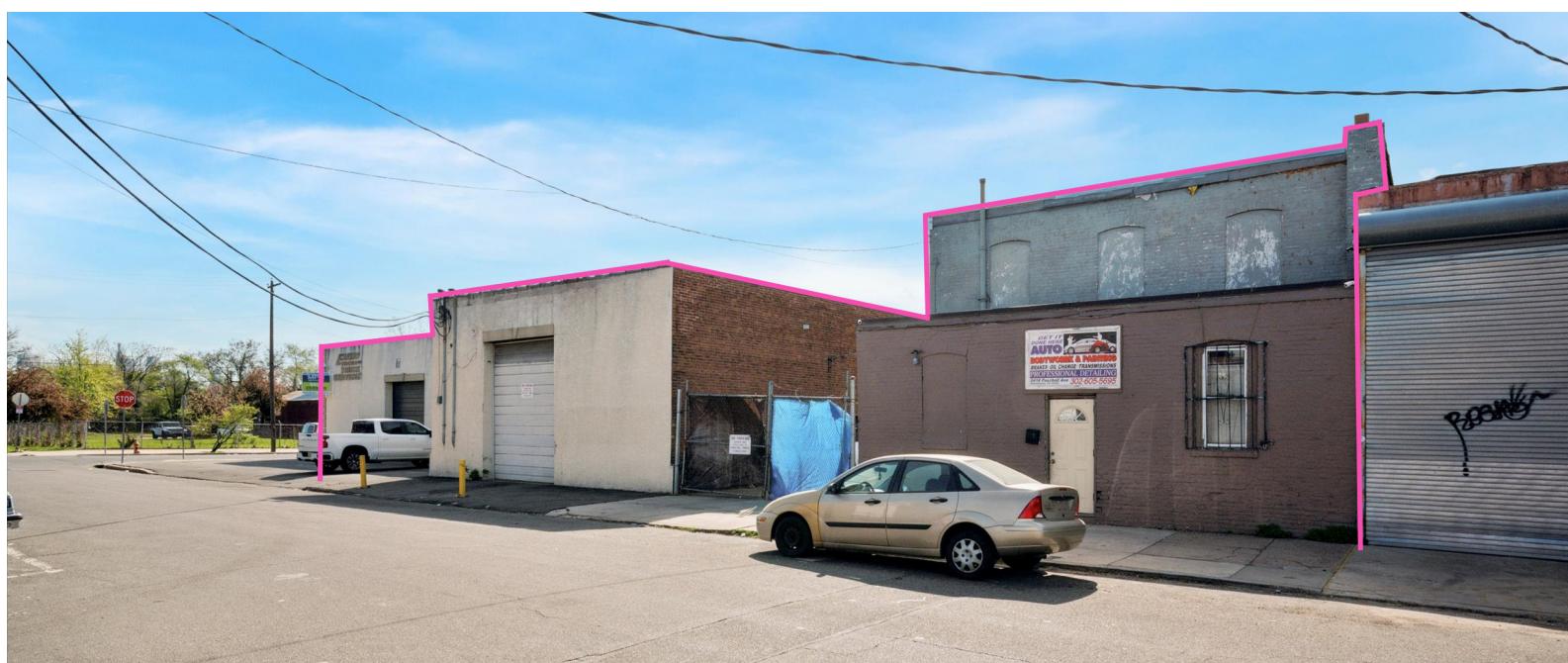
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Property Photos (Building 2)



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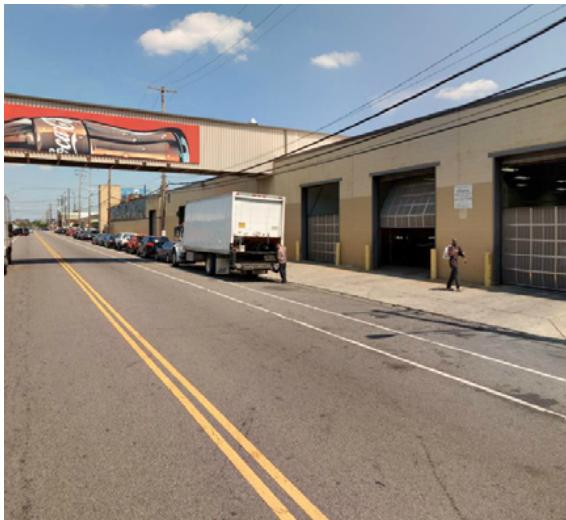
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Zoning I-2

I-2



INTENT:

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

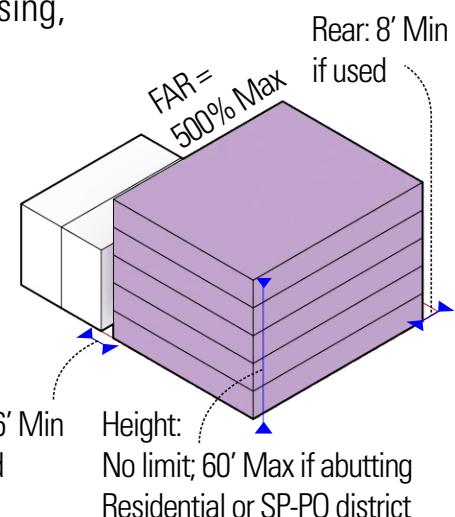


Table 14-701-4: Dimensional Standards for Industrial Districts

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 \leq 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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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 woodsy 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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