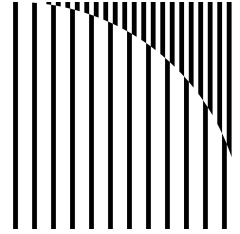


Industrial | Southwest Philadelphia

6123 West Passyunk Ave



Adam J. Baldwin

Adam J. Baldwin Team
M: 610.999.4090
O: 267.435.8015
adam.baldwin@compass.com

Michael Phillips

Freedom Portfolio Advisors
M: 609.412.4826
O: 267.435.8015
michael.phillips@compass.com

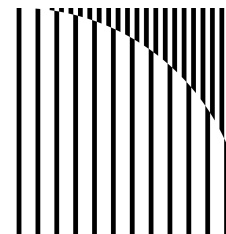
Kelly Widman

Freedom Portfolio Advisors
M: 910.547.3438
O: 267.435.8015
kelly.widman@compass.com

COMPASS
COMMERCIAL

Industrial | Southwest Philadelphia

6123 West Passyunk Ave



Location	6123 W Passyunk Ave with egress to 61st St and W Passyunk Ave
Size: Lot	60,078 sq ft, 1.38 acres
Size: Building	8,160 sq ft, not inclusive of multiple trailers and outdoor storage
Frontage	approx. 230 ft along 61st St, 210 ft along W Passyunk Ave.
Ceiling Height	16+ ft
Possession	Immediate
Lease Type	multi-tenant warehouse all on month-to-month or less-than-one-year leases
Price	\$5mm, including equipment
Zoning	I-3, permitted industrial uses including automotive and heavy industrial

Adam J. Baldwin
Adam J. Baldwin Team
M: 610.999.4090
O: 267.435.8015
adam.baldwin@compass.com

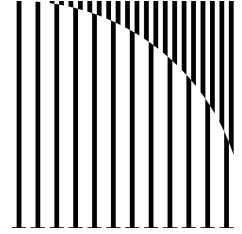
Michael Phillips
Freedom Portfolio Advisors
M: 609.412.4826
O: 267.435.8015
michael.phillips@compass.com

Kelly Widman
Freedom Portfolio Advisors
M: 910.547.3438
O: 267.435.8015
kelly.widman@compass.com

COMPASS
COMMERCIAL

Industrial | Southwest Philadelphia

6123 West Passyunk Ave



- 6123 W Passyunk Ave is a prime investment opportunity located in a burgeoning industrial hub
- Situated just across the river from the Bellwether District and across the street from a new \$40mm development by Alterra and Eco Materials
- Close proximity to Philadelphia International Airport, the Philadelphia Navy Yard and I-76 / I-95

Highlights

- 8,160 Sq Ft Flex/Warehouse Building: the buildings have versatile layouts suitable for various industrial uses
- 4-Car Garage Outbuilding: Additional storage or workspace
- Multi-Tenant Property: Currently configured as a six-tenant property with significant owner-occupied space
- Strategic Location: Benefit from high visibility with direct access to W. Passyunk Ave and S. 61st St, both with over 50,000 vehicles driving by per day
- Multiple Access Points: Two access gates on W. Passyunk Ave and three on S. 61st St provide convenient access
- Two Drive-in Entrances: 14' x 14' and 10' x 10' with roll-up doors, 16' clear-height ceilings, capable of servicing tractor trailers



Adam J. Baldwin

Adam J. Baldwin Team
M: 610.999.4090
O: 267.435.8015
adam.baldwin@compass.com

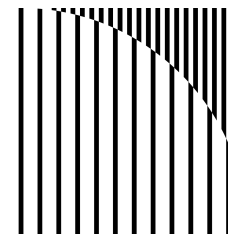
Michael Phillips

Freedom Portfolio Advisors
M: 609.412.4826
O: 267.435.8015
michael.phillips@compass.com

Kelly Widman

Freedom Portfolio Advisors
M: 910.547.3438
O: 267.435.8015
kelly.widman@compass.com

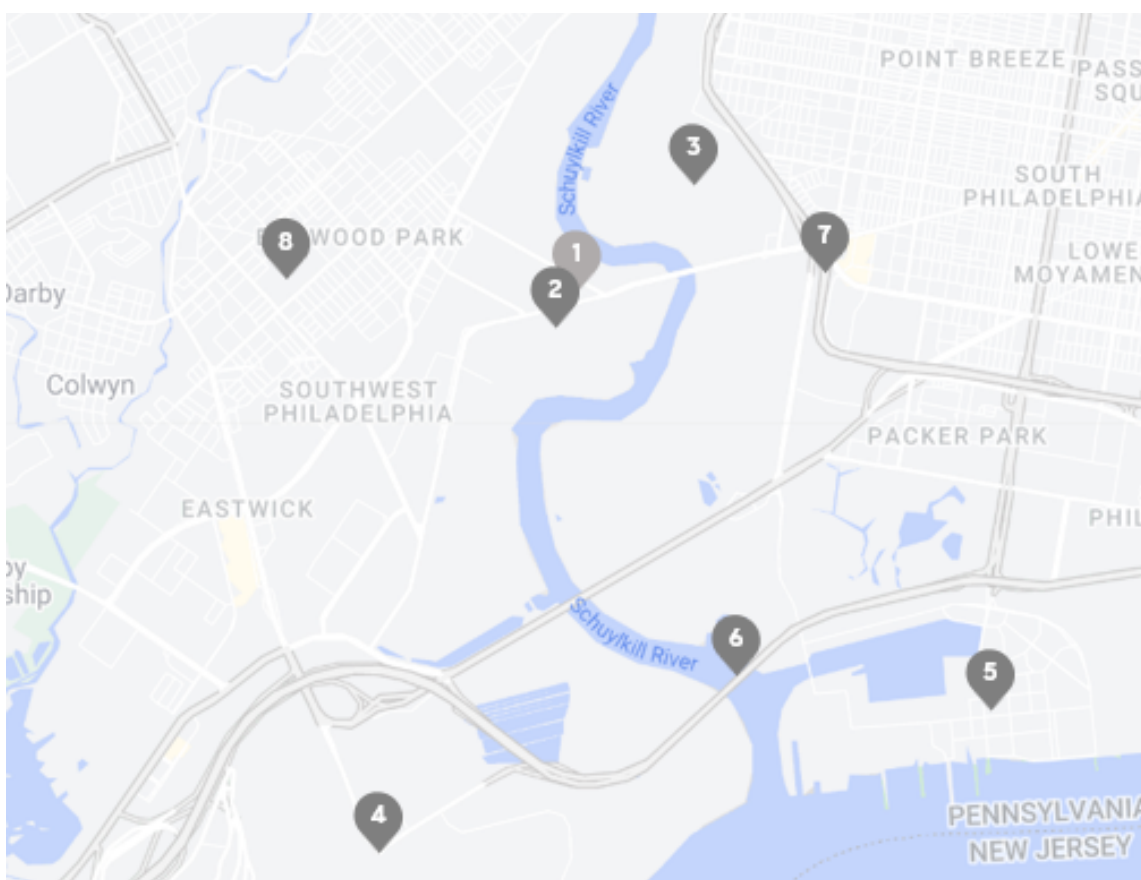
COMPASS
COMMERCIAL



Industrial | Southwest Philadelphia

6123 West Passyunk Ave

Points of Interest



1. Subject Property
2. 6110 W. Passyunk – Alterra soil reclamation development
3. Bellwether District – 17.5 million sq ft of industrial and life sciences space
4. Philadelphia International Airport
5. Navy Yard – 1,200 acre, 150 company business hub
6. Highway I-95
7. Highway I-76
8. Amazon Logistics Center

Adam J. Baldwin

Adam J. Baldwin Team
M: 610.999.4090
O: 267.435.8015
adam.baldwin@compass.com

Michael Phillips

Freedom Portfolio Advisors
M: 609.412.4826
O: 267.435.8015
michael.phillips@compass.com

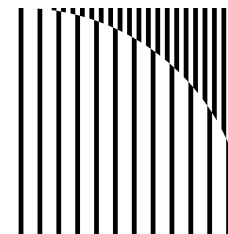
Kelly Widman

Freedom Portfolio Advisors
M: 910.547.3438
O: 267.435.8015
kelly.widman@compass.com

COMPASS
COMMERCIAL

Industrial | Southwest Philadelphia

6123 West Passyunk Ave



Rent Roll Estimates

Unit	Current Rent	Pro Forma Rent	Notes:
1F	\$4,500	\$4,500	front garage of main building
2	6,000	6,000	second floor of main building
Lot 1	5,850	6,500	contingent based on space requirements
Lot 2	6,500	6,500	recently increased rate
Lot 3	3,200	5,000	
Lot 4	0	5,000	currently unrented
Lot 5	2,500	4,000	
Interior apartment	1,500	1,500	owner occupied apartment
Main garage and lot area	15,000	20,000	owner occupied, rent amount based on previous interest
Monthly gross rent	\$45,050	\$59,000	
Annual gross rent	\$540,600	\$708,000	

Adam J. Baldwin
Adam J. Baldwin Team
M: 610.999.4090
O: 267.435.8015
adam.baldwin@compass.com

Michael Phillips
Freedom Portfolio Advisors
M: 609.412.4826
O: 267.435.8015
michael.phillips@compass.com

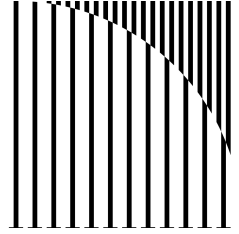
Kelly Widman
Freedom Portfolio Advisors
M: 910.547.3438
O: 267.435.8015
kelly.widman@compass.com

COMPASS
COMMERCIAL

Industrial | Southwest Philadelphia

6123 West Passyunk Ave

6110 West Passyunk Ave Update



- "Including the purchase price for the property at 6110 Passyunk Ave., the project is expected to cost \$40 million. Construction began this month, and the facility is planned to be in operation by spring 2025."
- "The clean wash facility would accept non-hazardous contaminated soil, likely from construction companies that would otherwise dump it in a landfill. The soil would then go through a cleaning process, leaving up to 85% suitable for sale and reuse. The facility is designed to recycle up to 250 tons per hour."
- "The Passyunk Avenue property is near HRP Group's Bellwether District, a 17.5 million-square-foot industrial and life sciences project at the former site of the Philadelphia Energy Solutions refinery. It's also near Falcon Concrete, which Addimando said is one of the largest concrete providers in Philadelphia."

Source: <https://alterraproperty.com/alterra-ios-buys-5-acre-philadelphia-site-for-very-unique-40m-project/> dated June 2024

Adam J. Baldwin

Adam J. Baldwin Team
M: 610.999.4090
O: 267.435.8015
adam.baldwin@compass.com

Michael Phillips

Freedom Portfolio Advisors
M: 609.412.4826
O: 267.435.8015
michael.phillips@compass.com

Kelly Widman

Freedom Portfolio Advisors
M: 910.547.3438
O: 267.435.8015
kelly.widman@compass.com

COMPASS
COMMERCIAL

DISCLAIMER

The information contained in this offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Compass Commercial and it should not be made available to any other person or entity without the written consent.

By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information as strictly confidential.

This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation.

Compass Commercial has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence of absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this offering memorandum has been obtained from sources we believe reliable; however, Compass Commercial has not verified, and will not verify, any of the information contained herein, nor has Compass Commercial conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

Prospective buyers shall be responsible for their costs and expenses of investigating the subject property. Property showings are by appointment only. Please contact the listing agents to the right for more details.

COMPASS
COMMERCIAL

1430 Walnut Street -
3rd Floor
Philadelphia PA 19102
267.435.8015

Adam J. Baldwin

Adam J. Baldwin Team
M: 610.999.4090
O: 267.435.8015
adam.baldwin@compass.com

Michael Phillips

Freedom Portfolio Advisors
M: 609.412.4826
O: 267.435.8015
michael.phillips@compass.com

Kelly Widman

Freedom Portfolio Advisors
M: 910.547.3438
O: 267.435.8015
kelly.widman@compass.com