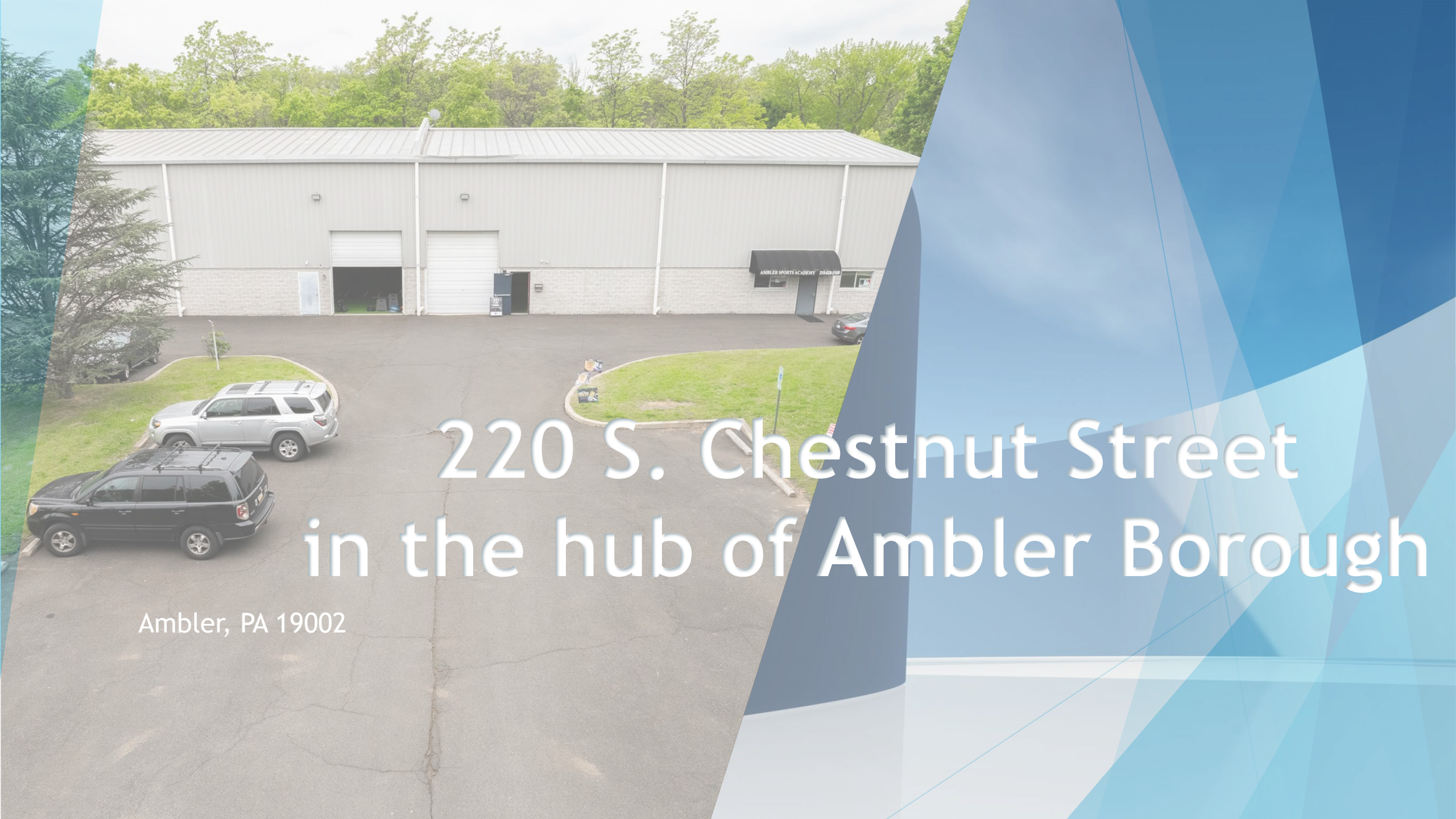




Palmer Mack Real Estate Services,
Inc.
in collaboration
With
HomeSmart Nexus Realty Group

.....is proud to present



220 S. Chestnut Street in the hub of Ambler Borough

Ambler, PA 19002

INVESTOR ALERT!

10,020 SQ. FT.

ZONED COMMERCIAL/WAREHOUSE

CURRENTLY LEASED/10+ Yrs.



4 TOTAL DRIVE IN DOORS:

TWO 24x12 FRONT SIDE

TWO 24 x12 LEFT SIDE



BUILT in 2000

24 FT CLEAR CEILING HEIGHT (30 FT. CENTER)

INSULATED WITH GAS HEATERS IN CEILING

CENTRAL AIR



OUR CORE VALUES

ADVOCATE FOR OTHERS
You act in service, expecting nothing in return.
You welcome all who walk on the same path.
You take responsibility in sharing the love of sports.
You are open to diverse beliefs, needs, diversity and inclusion.

1% BETTER EVERY DAY
You win or you learn.
You are driven by continuous improvement.
You view losses through a fresh lens and are solution-oriented.
You challenge the status quo with an open mind, focus and passion.

LEAD WITH HUMILITY
You talk to people, not about people.
You value each other's time and contributions.
You cultivate openness and team understanding.
You welcome diverse thoughts, words, and experiences.

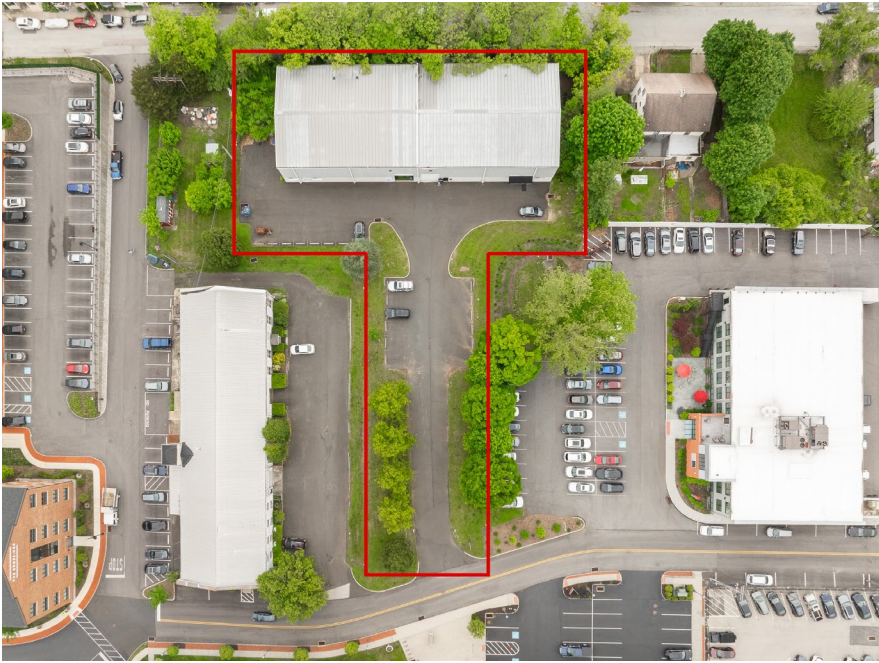
DO THE RIGHT THING
You have the courage to make the tough decisions.
You lead by example, never asking for what you don't give.
You take personal ownership in the spirit, look, and behavior.
You care and your commitments with fairness and transparency.

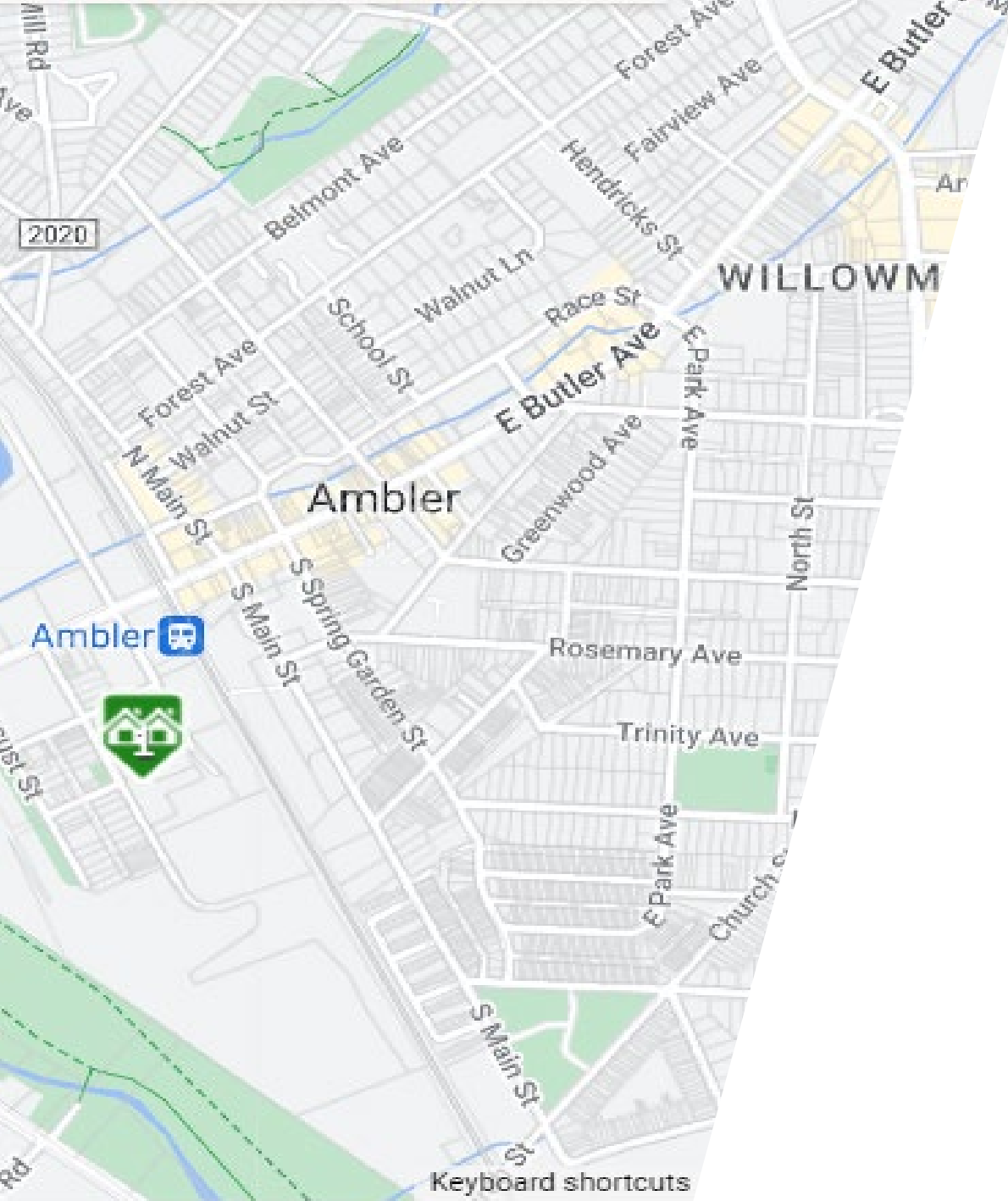
INSPIRE TEAMWORK
You seek to learn to learn.
You build trust and trust your teammates.
You make an impact on the lives of others.
You believe in shared learning and growing others.

BE THE CHANGE
You lead by example.
You are the change you want to see in the world.

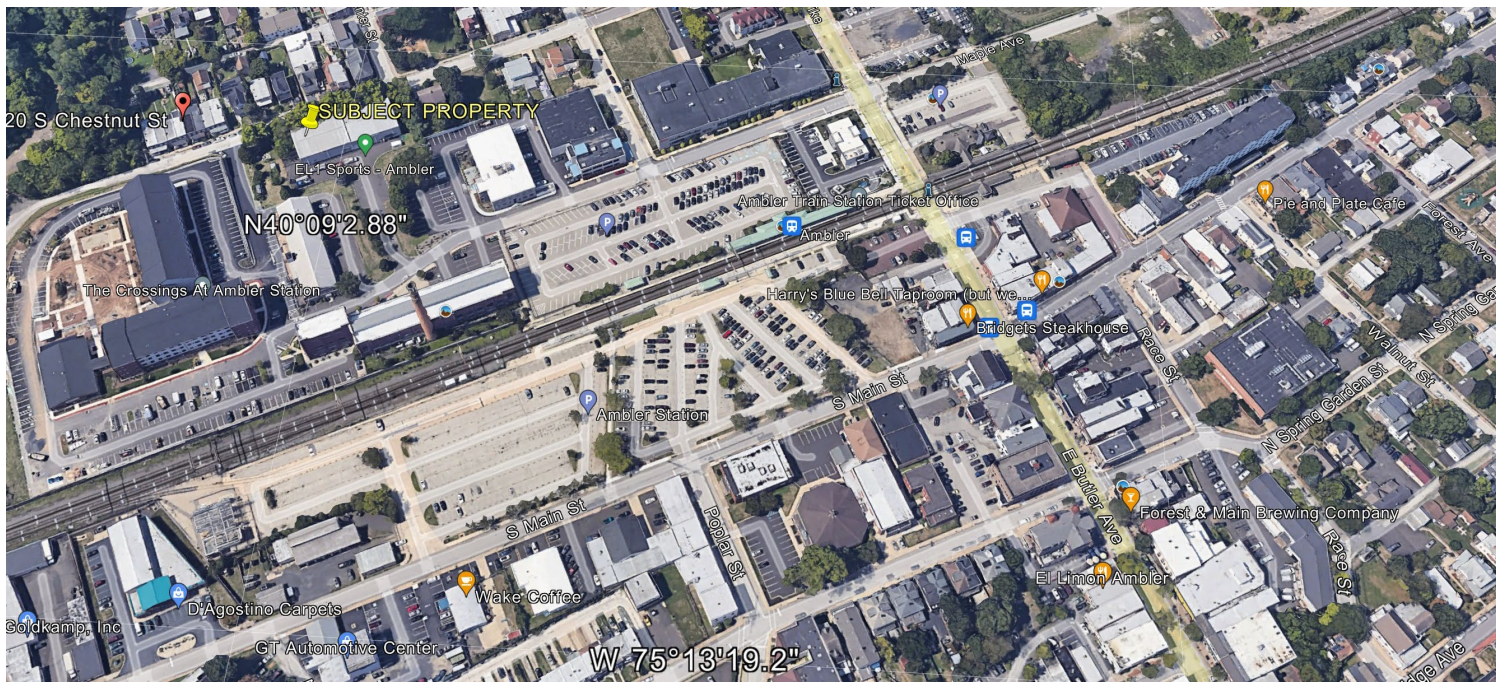


.91 TOTAL ACRES WITH 24+ PAVED PARKING LOT





**300 CAR AVERAGE
DAILY TRAFFIC COUNT
industrial location**



Sitting Just accross from the Ambler Train Station Neighbors Include

- ❖ **The Crossings at Ambler Station**
- ❖ **Elysium Marketing Group -**
- ❖ **Beyond Celiac**
- ❖ **Precis Engineering + Architecture**
- ❖ **Invert Your World**
- ❖ **Harrisons Movement Lab**
- ❖ **Chase Bank**

- ❖ **Bridget's Steakhouse**
- ❖ **Harry's Blue Bell Taproom**
- ❖ **Wild Heart Saloon**
- ❖ **La Provence**
- ❖ **Forest & Main Brewing Company**
- ❖ **Gypsy Blu**
- ❖ **Act II Playhouse**
- ❖ **Kiwanis Club Of Ambler**



Marybeth Mack, President
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C-267-994-6039
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914 W. Lancaster Avenue
Bryn Mawr, PA 19010
O-484-380-2132



HOMESMART[®]

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Real Estate Made Easy.

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