

152 SOUTH MAIN STREET

AMBLER, PA

AMBLER BOROUGH



AVAILABLE FOR LEASE

SMALL UNIT SELF-STORAGE & INDUSTRIAL SPACE

EXCLUSIVELY
REPRESENTED BY
THE FLYNN COMPANY

MICHAEL BORSKI, JR., SIOR
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- *Standalone building offering first floor mini-storage units with 4,698 SF industrial space above.*
- *Additional building with 1,107 SF Industrial space*



CURRENTLY UNDERGOING LANDLORD IMPROVEMENTS
INCLUDING SITE REMEDIATION (COMPLETED)



DIRECTLY ADJACENT TO SEPTA STATION



PRIME LOCATION IN WALKABLE AMBLER BOROUGH, ACROSS
THE STREET FROM WAKE COFFEE, CLOSE TO DINING AND
SHOPPING



PART OF A LARGER THREE BUILDING LOT WITH ADJACENT
AVAILABLE OFFICE SPACE (SEE SEPARATE FLYER)

The
Flynn
Company

THE FLYNN COMPANY

WWW.FLYNNCO.COM | 1621 WOOD STREET, PHILADELPHIA, PA 19103 | 215.561.6565

SITE PLAN



**Building C- Standalone industrial/warehouse building with one drive in door
1,197 SF space available**

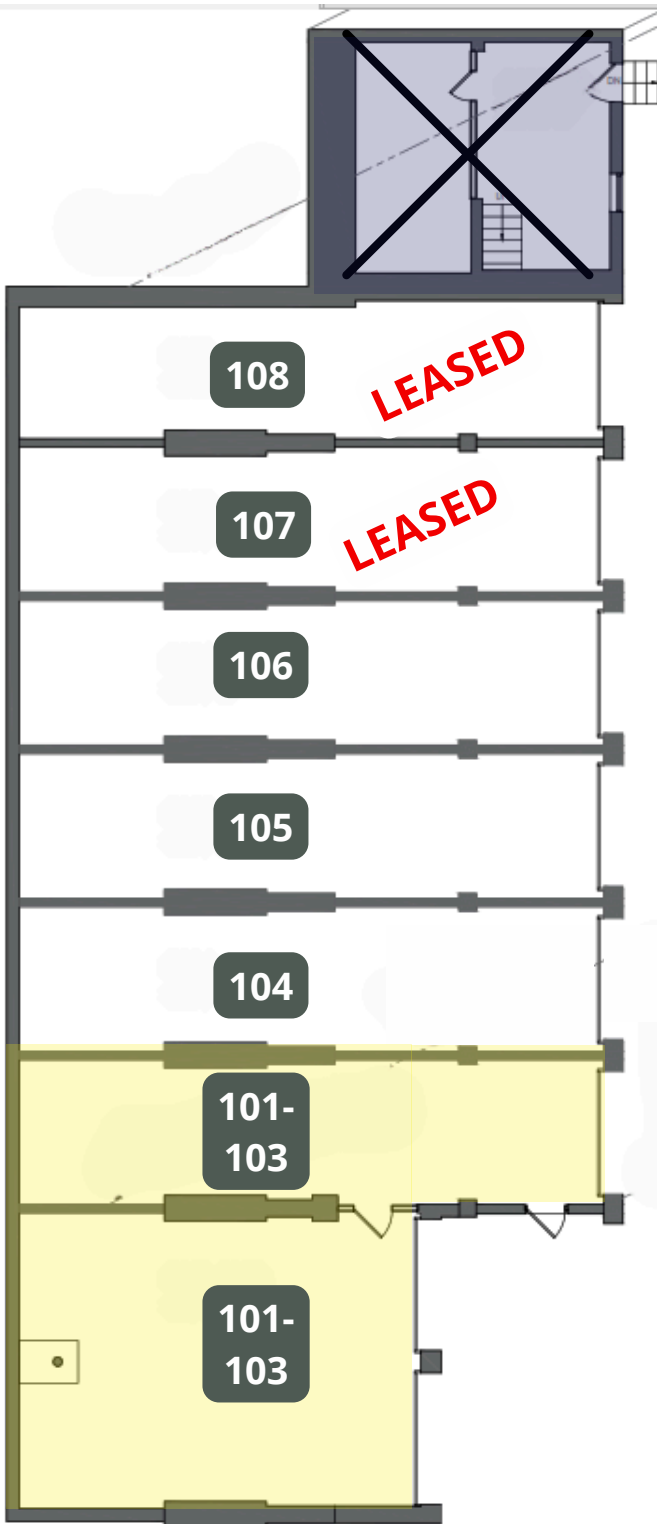


Building B- Mini self-storage available on first floor with additional industrial space on second floor and mezzanine.

See following page for floor plans



PLANS | BUILDING B FIRST FLOOR SELF-STORAGE



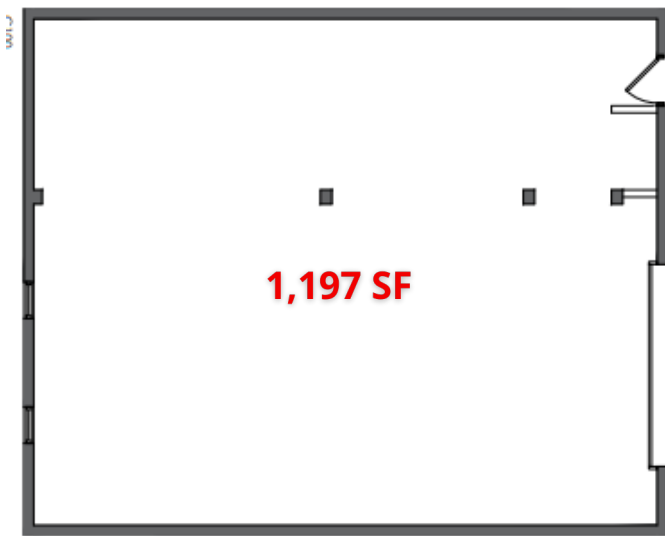
503 SF-Not storage space-
Part of industrial space on second floor
(see next page)

Units 104-108
~580 SF each
\$750/month

Unit 101-103
1
\$ /month

LEASED

PLANS | BUILDING C
SMALL STANDALONE INDUSTRIAL/WAREHOUSE

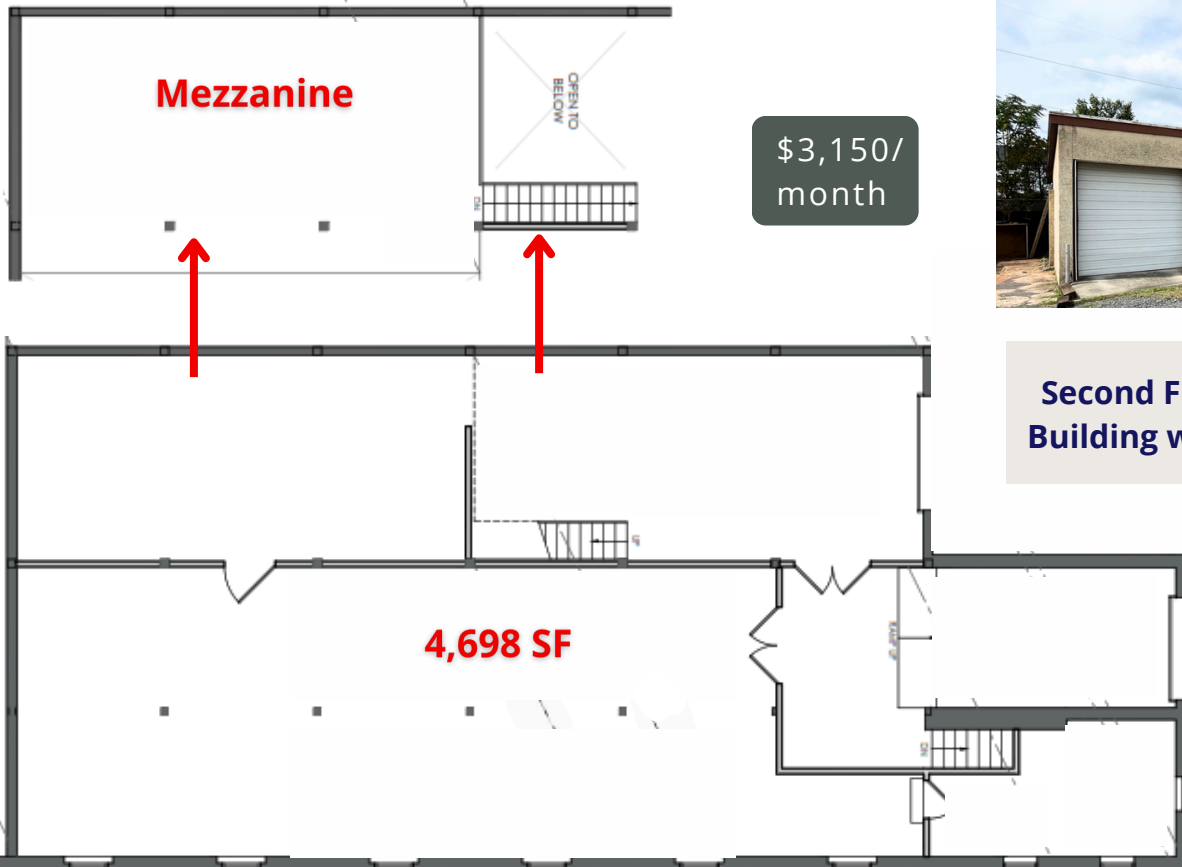


\$1,495/
month



Small standalone industrial/warehouse building

PLANS | BUILDING B
UNITS 200-201



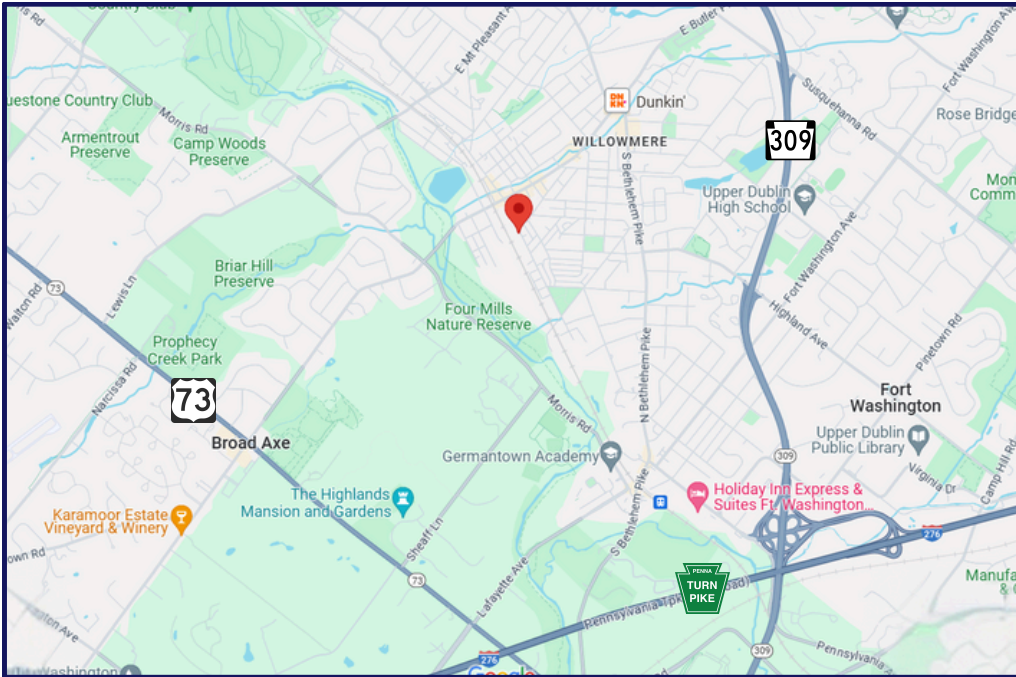
\$3,150/
month



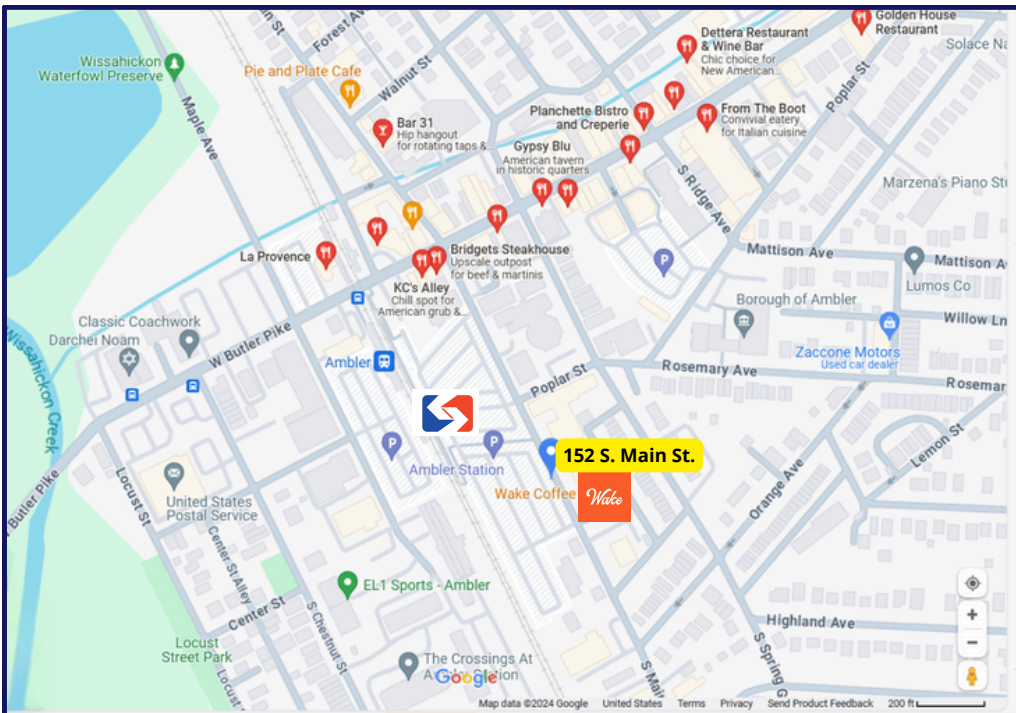
Second Floor of Main Storage Building with Mezzanine Space

Total space includes 716 SF mezzanine and 503 SF space on first floor.

LOCATION



Situated on the outskirts of Philadelphia, in Montgomery County, Ambler offers immediate access to Route 309 (Bethlehem Pike), PA Turnpike (Route 276), Route 463 (Horsham Road), Route 73, Butler Pike, Limekiln Pike and other major area thoroughfares.



Located directly adjacent to SEPTA, the property provides convenient commuting and fantastic amenities in the immediate walkable area of charming and trendy downtown Ambler, including Wake Coffee and other eclectic spots in the immediate area..

For More Information Please Contact:



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