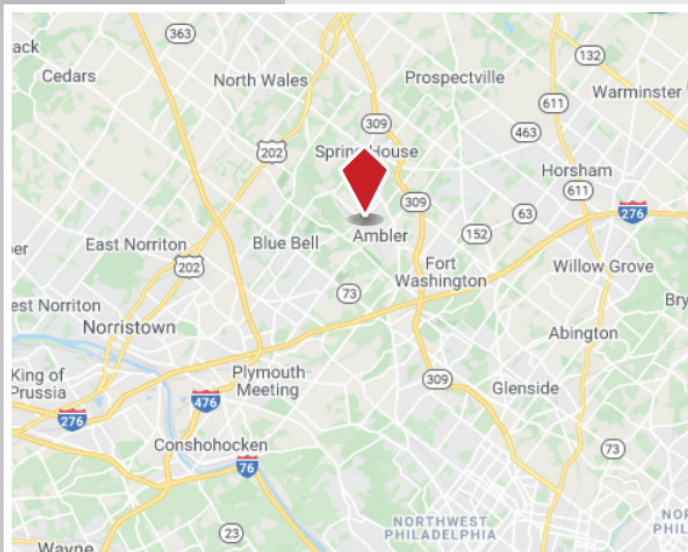
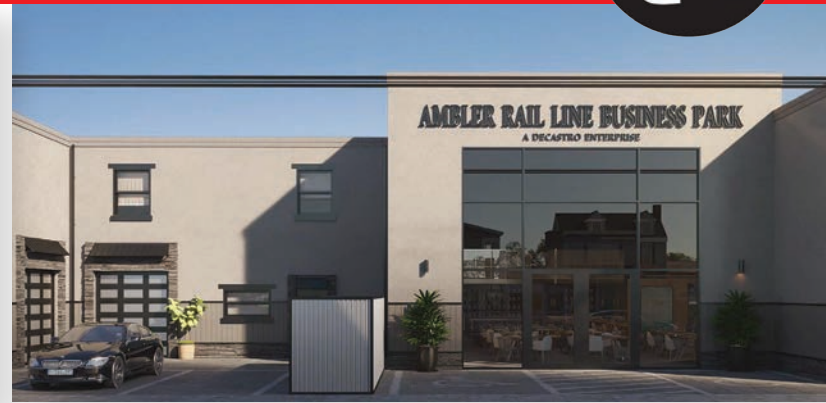




# AVAILABLE FOR LEASE : NEWLY RENOVATED

241-265 N. Main Street | Ambler | Montgomery County, PA

## AMBLER RAIL LINE BUSINESS PARK



- 51,000 sf on 2 floors with tailgate and drive in, loading docs & centralized elevator
- Divisible in 8 separate units of approximately 5,000 SF
- Walk to SEPTA Train Station
- Ambler's shopping district just a short walk away
- Possible commercial uses such as indoor sports training center.
- Full sprinkler system with heavy power throughout
- 60 Parking Spaces
- ADA compliant restrooms

Demographics	1 mile	3 miles	5 miles
Population	10,437	37,016	138,609
Households	4,234	14,479	52,964
Median Income	\$82,374	\$109,074	\$107,297

**CONTACT**  
**Frank Tornetta**  
 ftornetta@tornetta.com  
**610-279-4000**

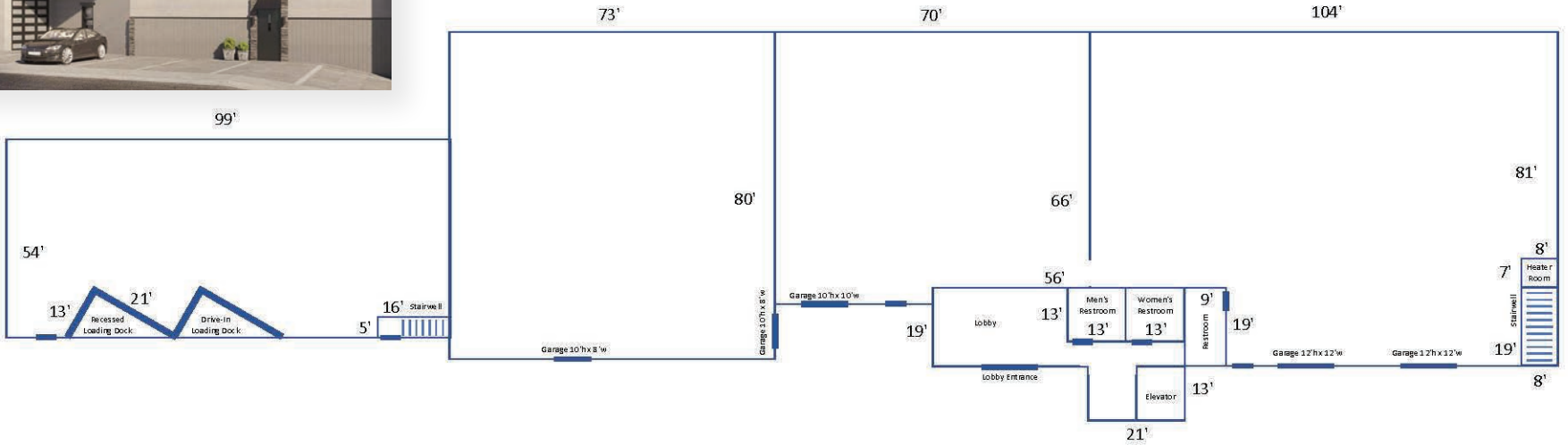


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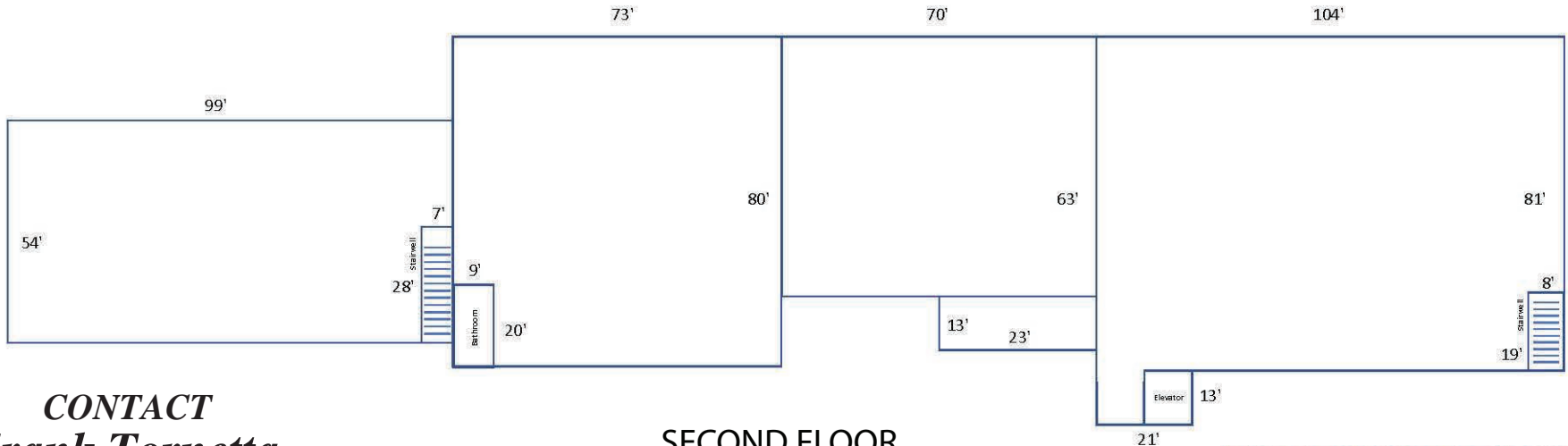
# AMBLER RAIL LINE BUSINESS PARK



## FIRST FLOOR



## SECOND FLOOR



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