



Business Park Inventory

Montgomery County, Pennsylvania

44,704,067
Total Square feet of
all business and in-
dustrial parks within
Montgomery County.

The business park inventory shows the spatial expanse of formal employment centers in Montgomery County. For inclusion in this inventory a development must have at least 75,000 square feet of office, industrial, or flex space. Also, the park must be branded as a single entity regardless of ownership. This inventory includes traditional office buildings and industrial facilities, as well as flex spaces which offer more customization than traditionally developed structures. Each listing shows the business park's location, site size, amount of office/industrial square footage, type of ownership, and if there is a single owner for the entire complex. All information provided is accurate to August 2017.



Valley Forge Business Center - West Norriton

Summary of Business Parks Growth

Over the past 50 years, Montgomery County has become a center for office and industrial employment for the whole region. The construction of small and large business parks, which contain the majority of the county's larger employers, began to pick up steam in the 1970's when the county transitioned from being a collection of bedroom communities to economic centers in their own right. Development of retail centers and other amenities also contributed to growth in business parks as it made it easier for workers to run errands and complete tasks during the work day. In addition, business parks grew in the county as a result of many workers favoring shorter commutes over commuting to Center City Philadelphia and other job centers. All of these factors contributed to the development of over 44 million square feet of office and industrial space within Montgomery County's business parks.

The location of business parks within the county is largely based on their access to the region's transportation infrastructure such as highways and regional rail trains. The largest business parks, King of Prussia Industrial Center and Fort Washington Office Center, make up roughly one fifth of all the office and industrial space with over 10 million square feet combined. They are both located along major highways and have SEPTA access in the form of bus and rail connections. There are larger clusters of business parks formed within the county as a result of locating near the county's transportation infrastructure. The largest cluster, geographically and in square footage, is the series of business parks lining Interstates 276 and 76 in Conshohocken, Plymouth, and Upper Merion Townships. There are significant clusters in the Willow Grove area and along Horsham Road in Horsham Township as well.

In addition to formal business parks within the county, there exist a number of informal



For a detailed table of all business parks in Montgomery County please visit our online data portal using the QR code below.



clusters of office and industrial businesses. For the purpose of this specific study, these were not included but may be incorporated at a later date.

Business Park Trends

There are a number of new trends regarding the construction of commercial spaces within business parks that are taking shape throughout the region. One of the larger trends is re-zoning to allow for more mixed-use developments. Developers and property managers are envisioning a second life for many business parks as town centers that also include more public spaces, retail, and residential units in order to make these business parks more dynamic, walkable places with a diversity of uses. Office districts in King of Prussia, Fort Washington, and Horsham have been rezoned to allow for mixed uses.

In addition to re-zoning, many business parks are redesigning the buildings to be more flexible in terms of office layouts. A number of companies prefer to have more informal breakout spaces and first-come first-serve desk areas instead of the usual personal office and cubicle setup. Companies are able to fit more employees within a given space as well using this layout. This has led to property managers revitalizing aging office buildings into modern facilities to attract a wider array of employers. Also, developers and property managers have begun to include different amenities within the buildings themselves to accommodate and retain employees. Types of amenities include, but are not limited to: gyms, cafes, and child care facilities. All of these trends within business park development have helped Montgomery County continue to be a major employment center for the Philadelphia region and led to increasing employment after the Great Recession, less than a decade ago.

Top 5 Business Parks by Square Feet	
King of Prussia Industrial Park	6,185,903
Fort Washington Office Center	4,303,242
Pennsylvania Business Campus	2,666,080
Valley Forge Corporate Center	2,589,418
Montgomeryville Industrial Center	2,444,873

Notable Business Park Developments or Revitalization

While there were no new business parks started or finished recently, there were some changes to existing ones:

- The former Unisys headquarters in Blue Bell was heavily updated and renamed Arborcrest with additional plans to add more office space to the already existing 630,000 square feet of office.
- The former Blue Bell Office Campus has been rebranded “Veva” and is incorporating new amenities such as outdoor gathering spaces to revitalize the aging office park.
- Fort Washington Office Center is undergoing a multi-million dollar revitalization incorporating mixed-uses, trails, and traffic improvements. In 2017, Upper Dublin formed an improvement authority for the business park to manage capital improvement projects and market the area to new companies.

Methodology

Data on these various business parks were obtained from prior MCPC studies, the county’s Board of Assessment Appeals data files, in-house staff knowledge, and MCPC land development review files. Although this report is as complete as possible, there may be developments that were inadvertently overlooked while compiling this data.

