

1800

BYBERRY ROAD
HUNTINGTON VALLEY, PA



FOR LEASE | MASONS MILL BUSINESS PARK
AVAILABILITIES 6,000 SF - 12,000 SF

The
Flynn
Company

THE FLYNN COMPANY
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AVAILABLE FOR LEASE

MULTIPLE BUILDINGS AVAILABLE | 6,000 SF - 12,000 SF

PROPERTY FEATURES

Masons Mill Business Park offers high-profile, individual identity in a park-like setting for tenants seeking a first-class office environment. Masons Mill Business Park consists of 14 individual buildings totaling 212,000 square feet on 45 acres. Tenants are offered individual buildings ranging in size from 12,000 to 30,000 SF and for small to mid-size tenants utilize suites from 1,400 SF.

- COMPETITIVE LEASE RATES
- CLEAN, WELL MAINTAINED BUILDINGS AND SITE
- LOCATED IN A MUNICIPALITY AND SCHOOL DISTRICT WITHOUT BUSINESS TAXES
- LOCALLY OWNED AND MANAGED. ON SITE MANAGEMENT RESPONDS QUICKLY AND EFFECTIVELY TO TENANT NEEDS
- ATTRACTIVE EXTERIORS
- EXCEPTIONALLY FLEXIBLE FLOOR PLAN WITH 99% USABLE AREA
- INDIVIDUAL, TENANT CONTROLLED HEATING AND AIR CONDITIONING
- BUILT TO SUIT INTERIORS
- INDIVIDUAL ENTRANCES, TENANT IDENTITY SIGNAGE, AND AMPLE WELL-LIT PARKING
- IDEAL LOCATION FOR MEDICAL USE TENANT
- ADJOINS 1,000 ACRE PENNEYPACK ECOLOGICAL RESTORATION TRUST, AN OPEN SPACE PRESERVE. ADDITIONALLY, ADJACENT TO TOWNSHIP PARK WITH JOGGING TRAILS, TENNIS, BASEBALL AND PICNIC FACILITIES.
- IMMEDIATE ACCESS TO SIGNIFICANT MARKETS AND LARGE, HIGH-CALIBER, LABOR POOL
- NEAR BY QUALITY DAYCARE FACILITIES
- ADDITIONAL STORAGE UNITS AVAILABLE FOR FILES & EQUIPMENT

AVAILABILITIES

BUILDING 6	6,000 SF
BUILDING 8	8,000 SF
BUILDING 14	9,300 SF
BUILDING 2	12,000 SF



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LOCATION

- STRATEGICALLY LOCATED ON BYBERRY ROAD
- A SHORT DISTANCE TO THE PA TURNPIKE, I-95, AND US ROUTE 1
- MASONS MILL BUSINESS PARK HAS MANY NEARBY FACILITIES AND BUSINESSES THAT BENEFIT TENANTS.
 - MALLS + SHOPPING CENTERS
 - HOSPITALS (ABINGTON MEMORIAL+ HOLY REDEEMER)
 - POST OFFICES
 - RESTAURANTS
 - HOTELS
 - GAS STATIONS
 - DAYCARE CENTERS



WWW.MASONSMILL.COM