



12 S. AVENUE, PITTSBURGH PA 15143

Industrial space available **for lease**

Freestanding flex space including approximately 0.5 acres of laydown area located immediately off Route 65 in Pittsburgh's Parkway West submarket.

This 6,350-square-foot industrial property offers users a flexible, open floor plan with 10' clear height, one exterior loading dock, in-place office, free onsite parking, and a half-acre of laydown yard for exterior storage and/or assembly. Immediate access to Route 65, and within a 6-minute drive of the I-79 interchange!

- 6,350 SF building
- Zoned Commercial/Industrial
- ±0.5-acre laydown area
- Two (2) van-high loading docks
- One (1) dock-high ramped exterior loading pad
- 208AMP/440V power capacity

Available Space

6,350

SQUARE FEET



Direct access
to Rt. 65



Ideal for light
industrial

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Property Overview



Building Features

- Exterior ramped loading platform
- 208AMP/440V power capacity
- 10' clear height
- Drop ceilings, recessed lights
- Flexible, open floor plan

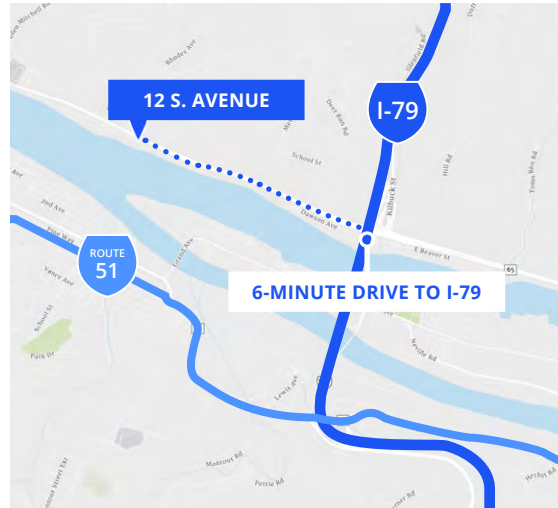


Zoning & Uses

This property is zoned Commercial/Industrial, allowing for a variety of use cases including but not limited to:

- Light Manufacturing
- Light Assembly/Warehouse
- Maintenance/Service Yard
- Non-Vehicle Repair Shop
- Vehicle Storage Yard/Facility
- Machine Shop

Location & Access



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Location

12 South Avenue offers a convenient, easily accessible location for logistics users: the property is within a 20-minute drive of multiple prominent area throughways, and within a half-hour commute of major business and commercial destinations.

Highway Access

- Immediately off of Rt. 65
- 6-minute drivetime to I-79
- 8-minute drivetime to Rt. 51
- 15-minute drivetime to I-376
- 20-minute drivetime to Rt. 28

Destination Drivetimes

- 17 minutes to Robinson Township's retail corridor
- 20 minutes to the Pittsburgh International Airport
- 23 minutes to Pittsburgh's Central Business District