FOR LEASE

1330 Western Avenue

PITTSBURGH, PA 15233

±12,254 SF of Flex Space with Flexible Office Ratio & Drive-In Door

SIGNAGE OPPORTUNITY



Easily Expandable
Warehouse Area

Cody Hunt
Senior Associate | Pittsburgh
412 515 8533
cody.hunt@colliers.com

John Bilyak, SIOR, CCIM
Market Leader | Pittsburgh
412 638 1753
john.bilyak@colliers.com

Jakeb Kaminski
Associate | Pittsburgh
412 515 8573
jakeb.kaminski@colliers.com

Property Overview

1330 Western Avenue is a 12,254-square-foot flex facility located in Pittsburgh's North Side neighborhood, zoned UI (Urban Industrial), and positioned at a prominent exit that sees upwards of 18,000 vehicles in average daily thru-traffic.

Positioned on a corner lot at the intersection of Manhattan Street and Western Avenue, this site offers tenants ample onsite parking (24 dedicated surface spaces) accessible via three separate curb cuts along the front and side of the building.

1330 Western Avenue is centrally located and boasts exceptional connectivity with immediate access to the West End Bridge, Route 65, and Route 19, and is additionally within a 6-minute proximity to Route 51, Route 28, and I-279.

12,254 SF
Flex Building with Lease Availability

Well-Located
Direct Rt. 65, Rt. 19, and West End Bridge

Onsite Parking
24 Striped Spaces in Dedicated Lot

Drive-In
Drive-in Access on Side of Bldg.

Site Plan & Aerial

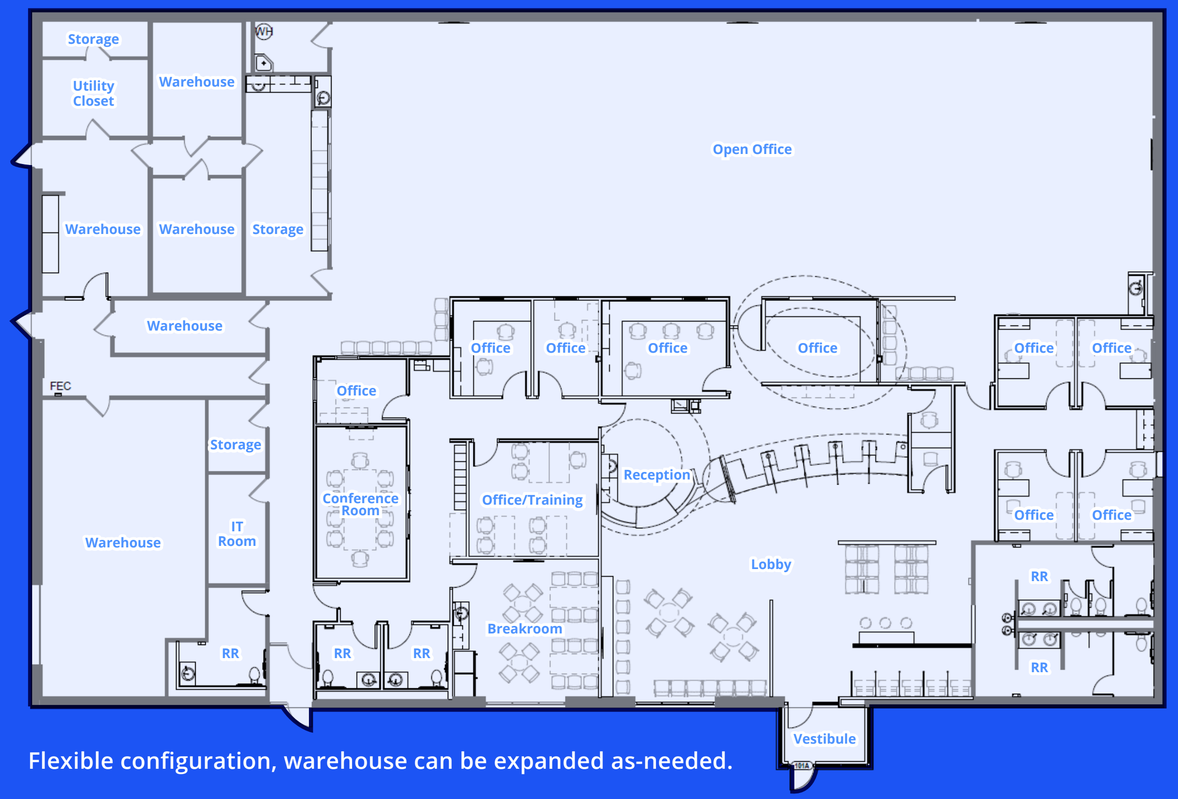




1330 WESTERN AVENUE

Available Space

12,254 sq. ft. of flex including warehouse, open office, and storage.



Flexible configuration, warehouse can be expanded as-needed.

Availability Address	**1330 Western Avenue**
Availability Type	Flex
Availability Size	±12,250 SF
Zoning	UI (Urban Industrial)
Clear Height	±12′
Drive-Ins	1
Restrooms	3 private restrooms, 1 men's/women's common restroom
Layout Breakdown	Approximately 1/5 warehouse (easily expandable), 1/3 open office, and 1/3 hardwall office
Interior Buildout	Primarily open plan including a ±3,500 sq. ft. open office area, conference room, a training area, breakroom with kitchenette, reception space, and a waiting room. Additional features include a data room, biohazard waste area, shipping room, electrical/mechanical areas, and janitorial closet. The largest storage space is accessible via drive-in.

Permitted uses under Urban Industrial zoning include:
construction contractor, manufacturing and assembly, utility, vehicle and equipment repair, warehouse, welding shop, and machine shop.

Photo Gallery

1330 Western Avenue, Pittsburgh PA 15233

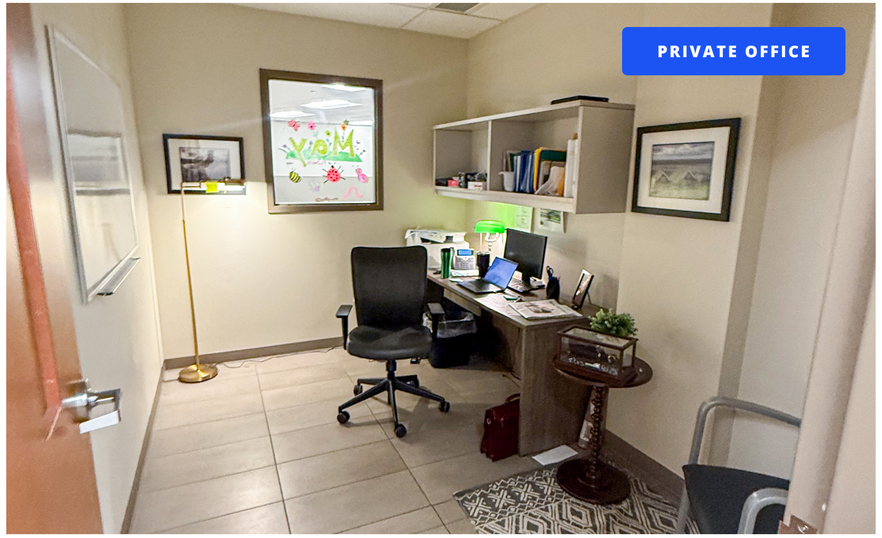


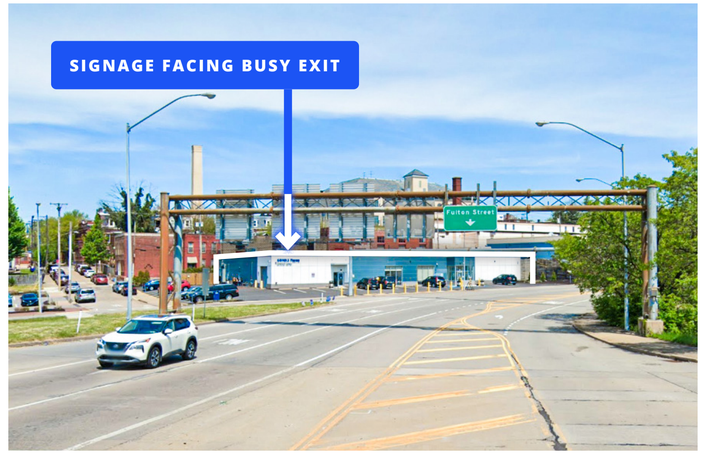












Location & Access

1330 Western Avenue is conveniently located within a short distance of multiple major area highways, Pittsburgh's Central Business District, multiple cultural attractions (including PNC Park, Acrisure Stadium, and Rivers Casino), and dozens of nearby industrial users—ideal for users prioritizing regional connectivity.

Highway Access Times

- Route 65 | 1-minute drive
- Route 19 | 1-minute drive
- Route 51 | 4-minute drive
- Route 28 | 8-minute drive
- I-279 | 8-minute drive
- I-376 | 9-minute drive
- I-79 | 16-minute drive
- I-76 | 21-minute drive

Destination Drivetimes

- Downtown Pittsburgh
  6-minute drivetime
- Oakland Submarket
  18-minute drivetime
- Cranberry Township
  28-minute drivetime
- Pittsburgh Intl. Airport
  31-minute drivetime



1330 Western Avenue is located less than a mile from Pittsburgh's R.J. Industrial Park, a mixed-use complex housing tenants such as Duquesne Light Company, USPS, UPMC, the Port Authority of Allegheny County, and over twenty additional industrial, technology, and small business users.



1330 Western Avenue PITTSBURGH, PA 15233

12,254 SF FREESTANDING
FLEX FACILITY FOR LEASE

Cody Hunt
Senior Associate | Pittsburgh
412 515 8533
cody.hunt@colliers.com

John Bilyak, SIOR, CCIM
Market Leader | Pittsburgh
412 638 1753
john.bilyak@colliers.com

Jakeb Kaminski
Associate | Pittsburgh
412 515 8573
jakeb.kaminski@colliers.com

colliers.com/pittsburgh

This document has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and/or its licensor(s). Copyright © 2026. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. **Colliers Pittsburgh.**

Colliers