

Colliers

FOR LEASE

1310-1316 Western Avenue

PITTSBURGH, PA 15233

±9,132 SF of Subdividable Flex Space with Multiple Drive-in Doors in Rear

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Property Overview

1300-1318 Western Avenue, also known as the West Avenue Commerce Center, is a 15,220-square-foot flex facility located on the western fringe of Pittsburgh's North Side neighborhood.

Positioned on a 0.75-acre lot on the corner of Fulton Street and Western Avenue, this site offers tenants ample onsite parking (23 dedicated surface spaces) and wraparound building access via Hopkins Street.

Western Avenue Commerce Center 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.

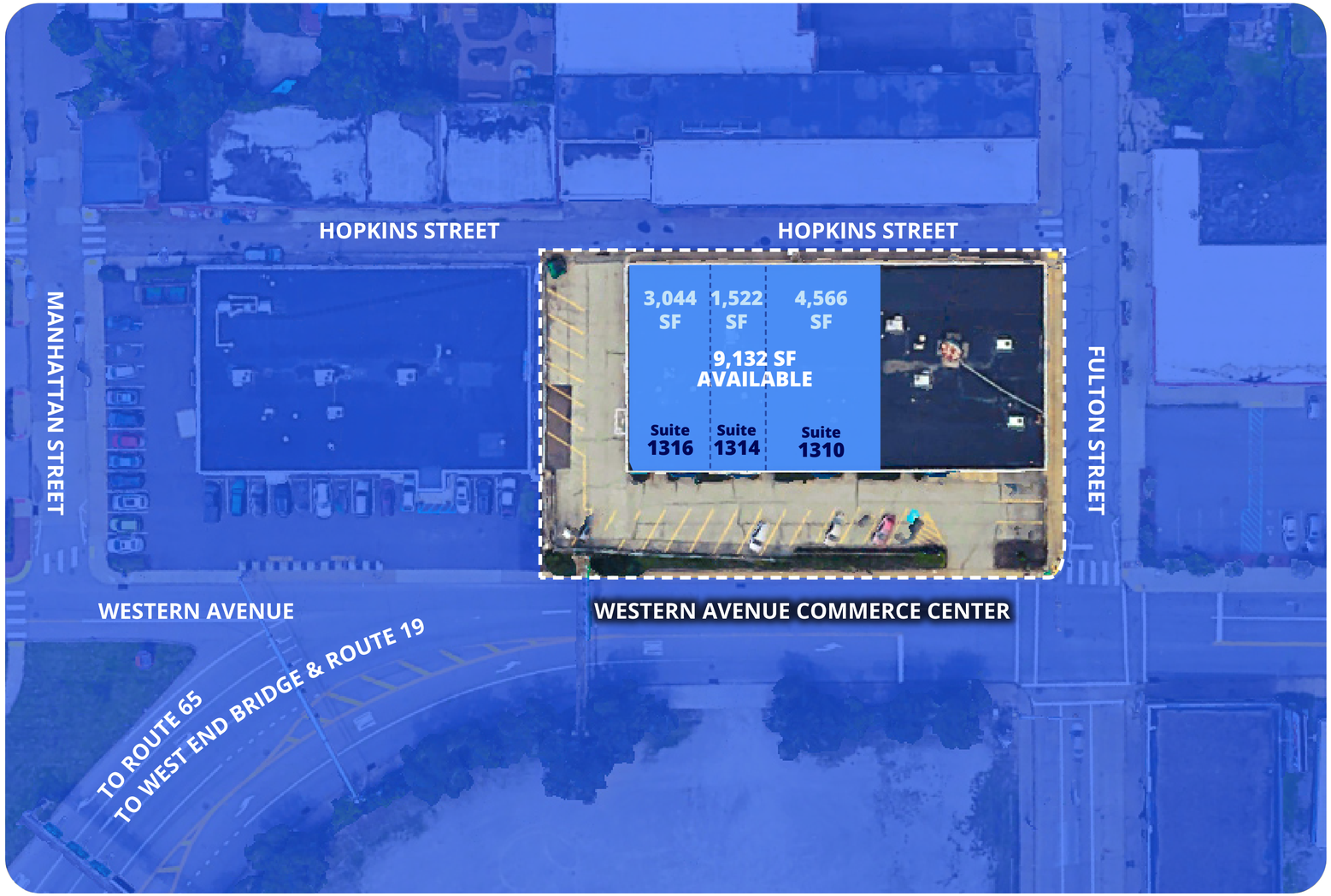
15,220 SF
Flex Building with Lease Availability

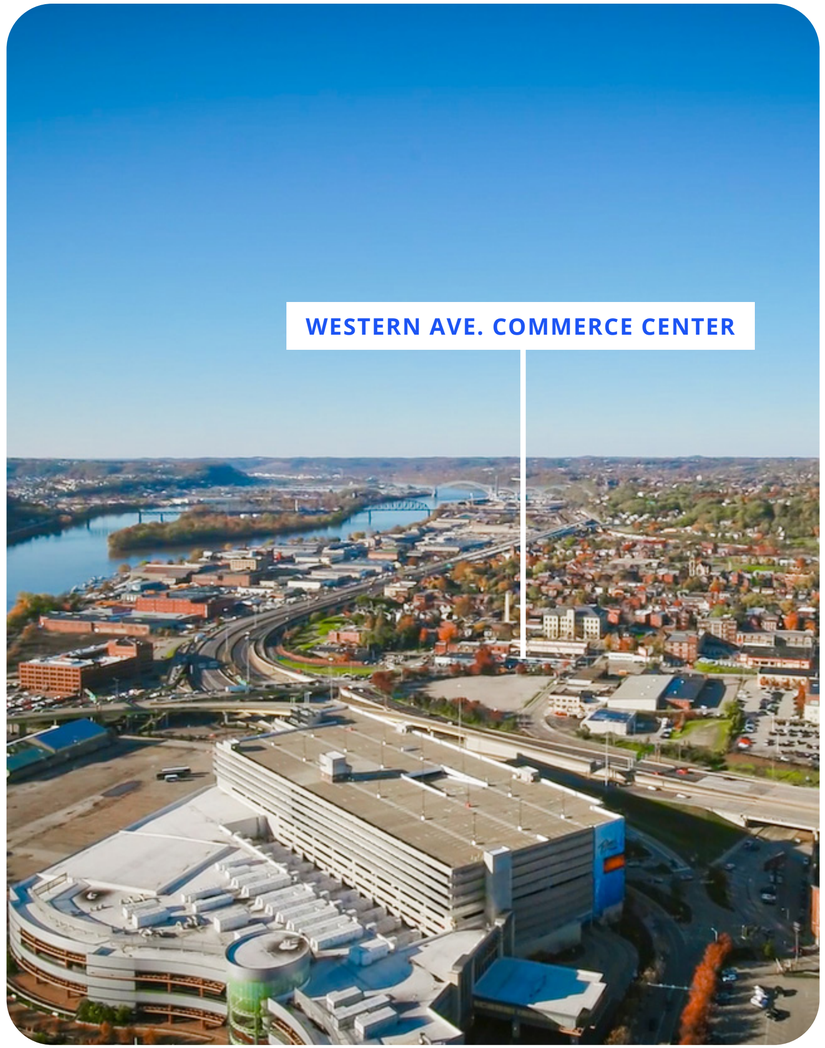
Well-Located
Direct Rt. 65, Rt. 19, and West End Bridge

Onsite Parking
23 Striped Spaces in Dedicated Lot

Drive-Ins
Multiple Drive-In Doors with Bays

Site Plan & Aerial



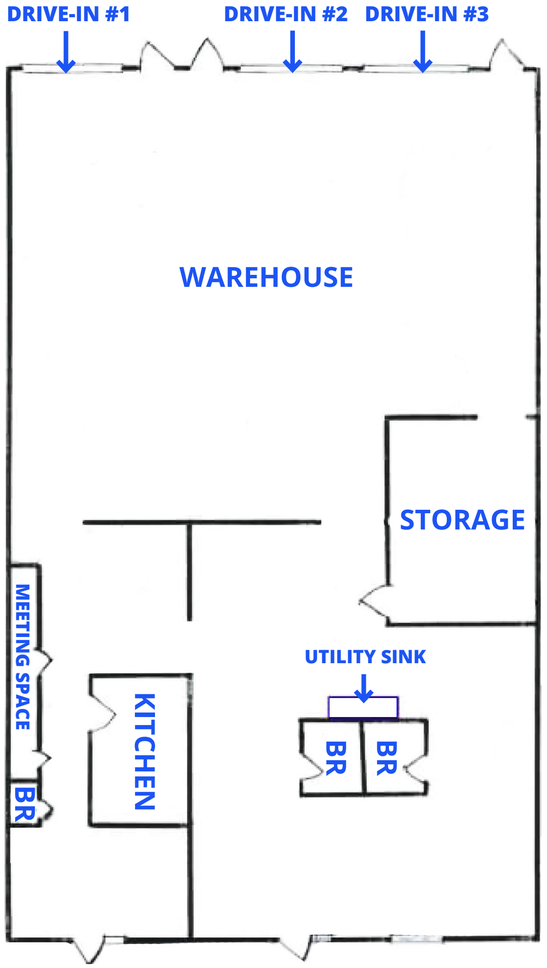


1310 WESTERN AVENUE

Available Space

4,566 sq. ft. of flex including warehouse and office area

This opportunity at Western Avenue Commerce Center encompasses a total of ±4,566 square feet. The front portion of the building (appx. 1,400 SF) features a semi-finished interior with high exposed ceilings in the central work area, smooth concrete flooring throughout, three private restrooms, a kitchen/breakroom area, and flexible partitioned spaces for office, meetings, or storage. The rear portion of this availability (appx. 3,200 SF) is functional warehouse space with exposed ceilings, drop lighting, and accessible via three drive-in doors and the office space.



Availability Address	**1310 Western Avenue**
Availability Type	Flex
Availability Size	±4,566 SF
Availability Breakdown	±3,200 SF warehouse area | ±1,400 SF flex area
Zoning	Urban Industrial (UI)
Clear Height	11’5”
HVAC	Fully-conditioned front rooms, heated rear warehouse
Floor Drains	In-place in warehouse
Drive-Ins	Three (3) ±10’ x 8’5” drive-in doors
Interior Buildout	Primarily open plan

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

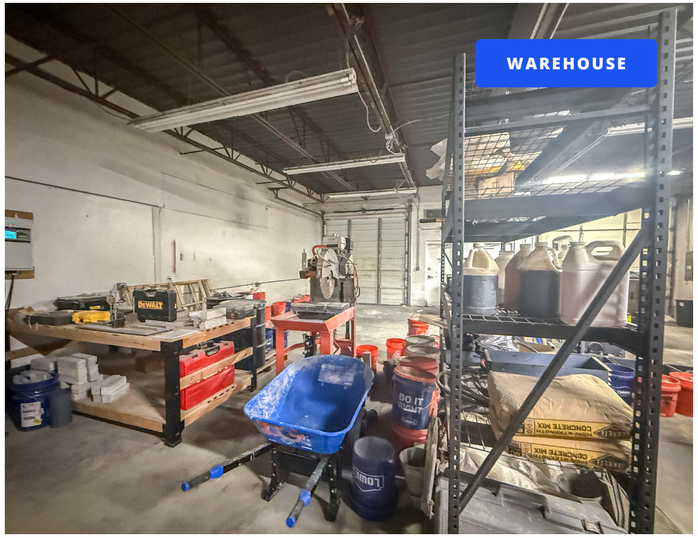
Photo Gallery

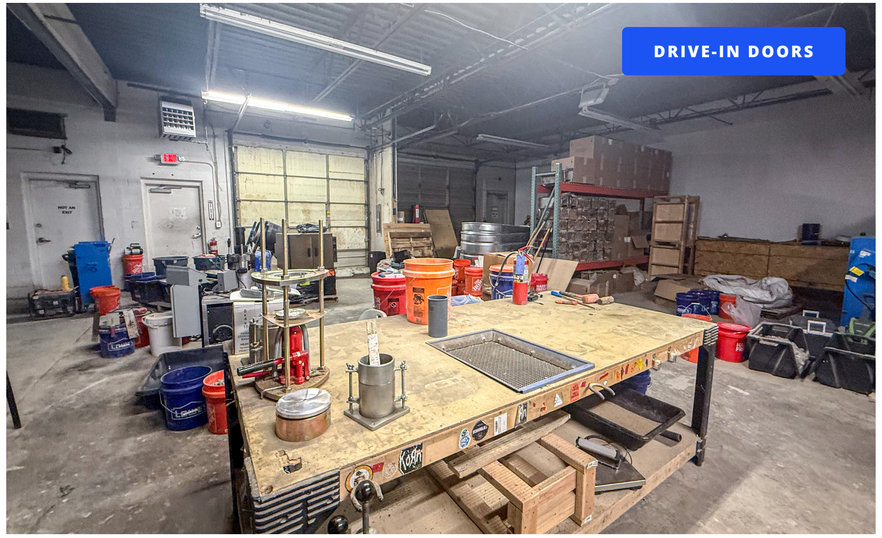
1310 Western Avenue, Pittsburgh PA 15233













1316 WESTERN AVENUE

Available Space

3,044 sq. ft. of flex including warehouse and office area

This opportunity at Western Avenue Commerce Center encompasses a total of 3,044 square feet. The front portion of the building (appx. 800 SF) is primarily open office/flex area, featuring drop ceilings, recessed lighting, a storage area, and private restroom. The rear portion of this availability (appx. 2,400 SF) is functional warehouse space with exposed ceilings, smooth concrete flooring, drop lighting, and accessible via two drive-in doors and the office space.

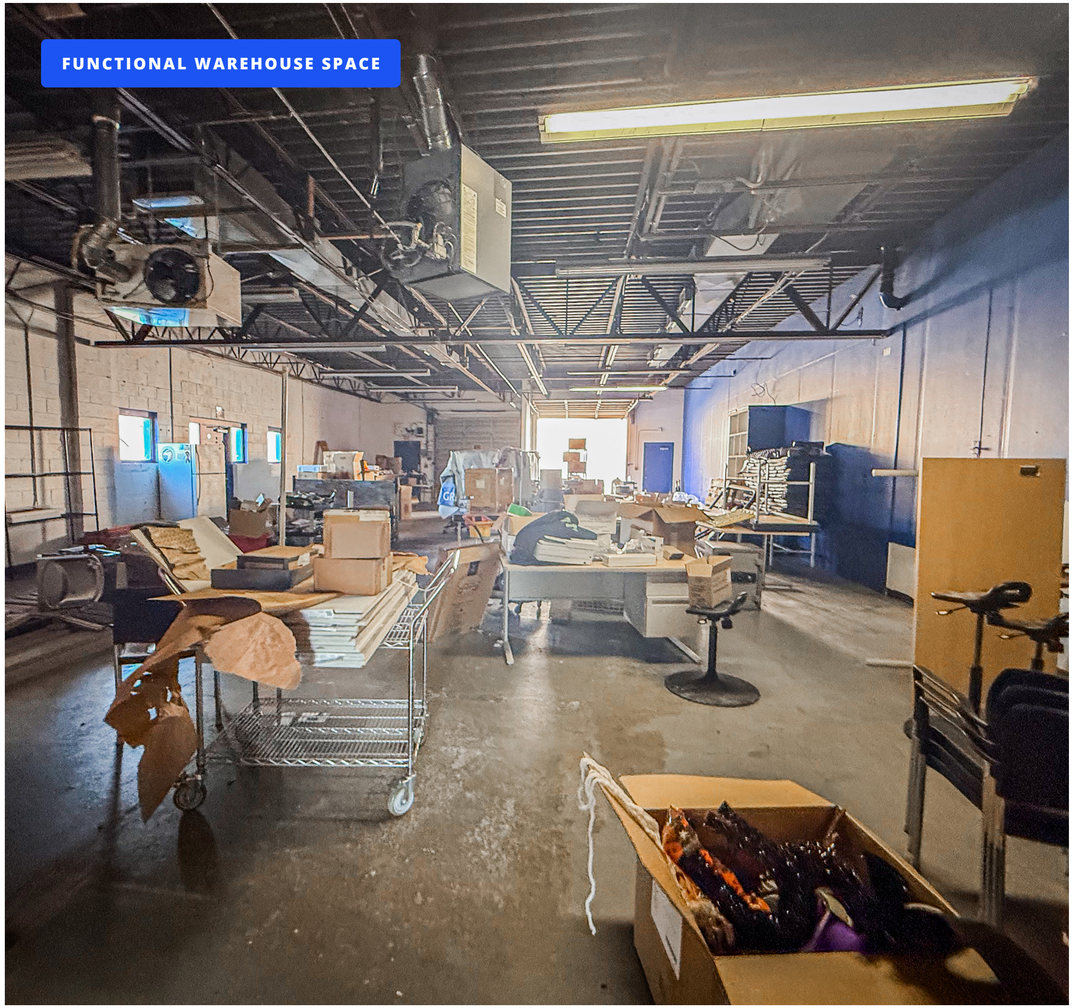


Availability Address	**1316 Western Avenue**
Availability Type	Flex
Availability Size	±3,044 SF
Availability Breakdown	±2,400 SF warehouse area | ±800 SF office area
Zoning	Urban Industrial (UI)
Clear Height	11’5”
HVAC	Fully-conditioned front rooms, heated rear warehouse
Floor Drains	In-place in warehouse
Drive-Ins	Two (2) 10’ x 10’ drive-in doors
Interior Buildout	Primarily open plan

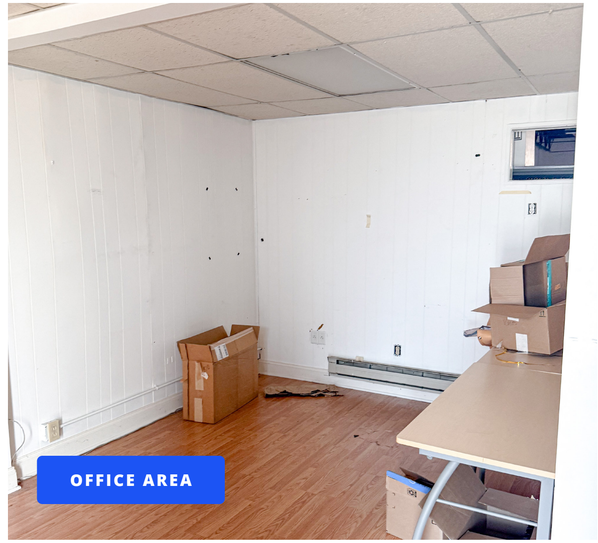
Permitted uses under Urban Industrial zoning include:
construction contractor, manufacturing and assembly, utility, vehicle and equipment repair, warehouse, welding shop, and machine shop.

Photo Gallery

1316 Western Avenue, Pittsburgh PA 15233









Location & Access

1300-1310 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

The Western Avenue Commerce Center 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.





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WESTERN AVENUE
COMMERCE CENTER

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