



FOR SALE | \$7,100,000

# INDUSTRIAL TECH/HIGH BAY SPACE

173 Industry Drive, Pittsburgh, PA 15275

**NEW ROOF**

**SUBSTANTIAL PARKING**

**±21,500 SF**  
of 21' clear, high  
bay/flex space

**±25,000 SF 2<sup>nd</sup> Floor**  
elevator served office  
**±25,000 SF 1<sup>st</sup> Floor**  
office/production



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# 173 INDUSTRY DRIVE

Tech/flex opportunity in Pittsburgh's dynamic Parkway West Corridor

173 Industry Drive is a 71,500-square-foot, subdividable industrial property in Robinson Township: a major industrial hub with strong retail presence in Pittsburgh's Parkway West submarket. The building offers flexible customization options, including additional docks and drive-ins, making it ideal for full-building users in the tech and robotics industries. A large parking field provides potential for alternative uses, while the property's strategic location, just minutes from I-376, I-79, and the Pittsburgh International Airport, ensures seamless connectivity for logistics and operations.

**Address:** 173 Industry Drive, Pittsburgh PA 15275

**Building Size:** 71,500 SF *(Expandable)*

**Lot Size:** 6.8 AC

**Zoning:** BPK - Business Park

**Loading Docks:** 3 In-place *(docks can be added as needed)*

**Drive-Ins:** Capacity to add as needed

**Power:** 2,000 AMPS / 120/280V / 3-Phase  
with onsite 350 KW diesel generator

**Parking:** 318 surface sparts *(expandable)*

**Clear Height:** 21' (21,500 SF) | 12' (50,000 SF)



Clear Height

± 21'



Column Spacing

30'



Acreage

6.8 AC



Parking Spaces

318



Backup Generator

350 KW

Pittsburgh  
Intl. Airport

173 INDUSTRY DRIVE

Robinson  
Township

Greater  
Downtown

CBD

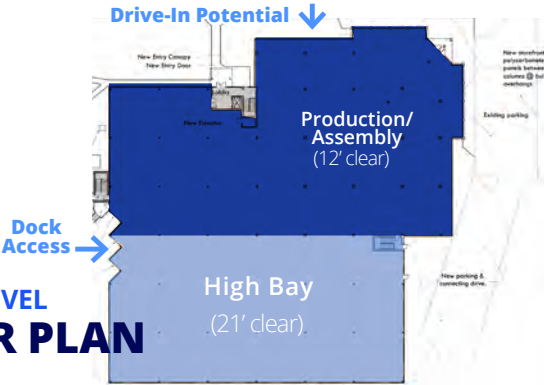
SITE OFFERS POTENTIAL FOR FUTURE EXPANSION



UPPER LEVEL  
FLOOR PLAN



LOWER LEVEL  
FLOOR PLAN



173 INDUSTRY DRIVE  
Expansion Study

The large site offers the opportunity to add to the existing structure and expand parking, with a proposed building expansion conceptualized layout below.



WHETHER YOU'RE GRABBING LUNCH, RUNNING SOME ERRANDS, OR COMMUTING TO WORK, EXPERIENCE A STRATEGIC LOCATION THAT MAKES YOUR WORKDAY

# MORE CONVENIENT.



Proximity to  
I-376



Established  
Industrial Presence



Access to a  
skilled labor force



Less than 5 miles  
to the Airport

Just minutes from I-376,  
173 Industry Drive provides  
easy access to the following:

KEY INDUSTRIAL AND BUSINESS HUBS

TRANSPORTATION ROUTES

ROBINSON'S RETAIL CORRIDOR

PITTSBURGH INTERNATIONAL AIRPORT



Less than 5 minutes to I-376

Substantial Parking Field

# PITTSBURGH: A MULTIFACETED HUB

## Economic Overview & Accolades

Pittsburgh's economy is largely driven by its status as an emerging technology epicenter, with thriving robotics and innovation industries, the 30+ colleges and universities that employ tens of thousands across the region, and an expansive healthcare system anchored by the globally renowned University of Pittsburgh Medical Center. At the same time, the city has maintained a strong industrial presence since the Gilded Age. With famed industrialists such as Andrew Carnegie, George Westinghouse, and John Walker—along with the steel industry playing a pivotal role in its growth—Pittsburgh has steadily transformed into a leader across a wide range of industries over the decades:



ADVANCED  
MANUFACTURING



DISTRIBUTION  
& LOGISTICS



ROBOTICS  
& AI



LIFE SCIENCES  
& HEALTHCARE



ENERGY



SPACE

Source: PITTSBURGHREGION

PITTSBURGH IS RANKED  
**#1** IN JOB OPPORTUNITIES  
PER CAPITA.

Source: WalletHub

## PITTSBURGH BASED COMPANIES



## Leading Regional Employers (by employee count)



**1** UPMC  
±100,000 EMPLOYED



**2** HIGHMARK HEALTH  
±44,000 EMPLOYED



**3** U.S. GOVERNMENT  
±20,000 EMPLOYED



**4** COMMONWEALTH OF PA  
±15,000 EMPLOYED



**5** UNIVERSITY OF PGH  
±14,000 EMPLOYED

# THE RIDC PARK WEST ADVANTAGE



## Exceptional Connectivity

Positioned just 15 minutes outside of Pittsburgh's Central Business District, RIDC Park West is ideally located within a 6-minute drivetime of major thoroughways I-376 and I-79 and boasts close proximity to Routes 22, 51, and 60.



## Adjacent to Intl. Airport

RIDC Park West is minutes from the newly renovated Pittsburgh International Airport, an investment that has gained national recognition, as well as Neighborhood 91: a global advanced manufacturing hub.



## Strong Industrial Presence

Four major industrial parks are established in Robinson Township, spanning ±3,000,000 square feet and housing dozens of companies and multiple Fortune 500 corporations, solidifying the area's reputation as an ideal location for industrial users.



## Prominent Retail Corridor

Three anchor shopping centers (*Mall at Robinson, Robinson Court, and Robinson Town Centre*), and hundreds of additional restaurants, retailers, and services are within a 3-mile radius of the park - providing users with immediate access to an incredible amenity base.

## PARK FEATURES

340-Acre Site

1.8 Million Square Feet

Onsite Parking

Foreign Trade Zone

Join the following nearby industrial tenants:

ThermoFisher  
SCIENTIFIC

PerkinElmer

GRANT

RareMed

173  
Industry Drive

VOLLMER

BEA

allianceRx  
Pharmaceutical

ProMinent

GRAINGER

VISIONET  
Technology Services

BLACK & VEATCH

SEEGRID

MACKIN

## CONVENIENCE, AMENITIES, & ACCESS.

173 Industry Drive offers near-direct access to I-376, is surrounded by dozens of notable industrial users, and is within a 5-minute drive of Robinson Township's bustling retail strip, where dozens of anchor businesses fuel the area's growing labor force and residential population.





# INTERESTED IN THIS OPPORTUNITY?

Contact our brokerage team today.



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