



John Bilyak SIOR, CCIM
Market Leader, Industrial Brokerage | Pittsburgh
john.bilyak@colliers.com | 412 515 8522

Cody Hunt
Sr. Associate, Industrial Brokerage | Pittsburgh
cody.hunt@colliers.com | 412 515 8533

2809

BANKSVILLE RD.

PITTSBURGH, PA 15216



Located in Banksville Business Ctr.

Accessible via three entry points: Rt. 19, Potomac Ave., & Bellingham Ave.

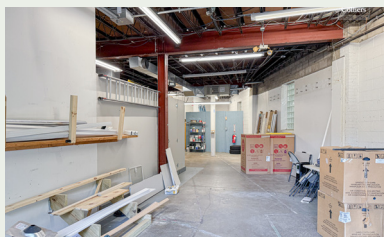
5,100 SQUARE FEET OF FLEX SPACE LOCATED MINUTES FROM RT. 19 AND I-376.

Offering exceptional proximity to multiple submarkets: positioned between Downtown Pittsburgh, Green Tree, and Mt. Lebanon!

This 5,100-square-foot opportunity offers users ±2,000 square feet of warehouse, ample open office area, multiple private office spaces, two conference rooms, a break area, and in-suite restrooms.

PROPERTY HIGHLIGHTS:

- Single-story building
- Fully conditioned throughout
- Clear height: 10' - 11'9"
- One dock door
- 10+ surface parking spaces
- Renovated in 2000
- Commercial zoning
- Drop ceilings and carpeted flooring



Staging area immediately accessible via dock door.

Concrete flooring and exposed ceiling.

±2,000 square feet of warehouse space connected directly to the building's breakroom and open office area.



Ample parking in front and rear of property.

Over ten surface vehicle spaces available.

Free onsite parking available to tenants on either side of the building, with an ADA-designated space and dock door access in front.



Naturally lit and fully furnished office spaces.

Cubicles, desks, tables and chairs in-place.

This building's open office area is outfitted with floor-to-ceiling windows, carpeted floors, recessed lighting, and basic furniture.



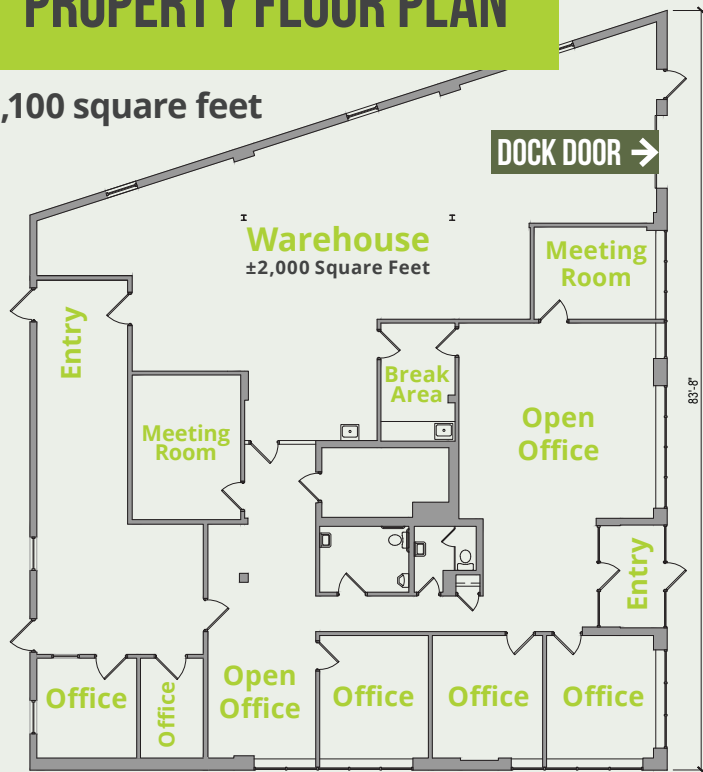
DOCK DOOR ACCESS IN FRONT OF BUILDING.



CLICK HERE TO WATCH A VIRTUAL PROPERTY TOUR!

PROPERTY FLOOR PLAN

5,100 square feet



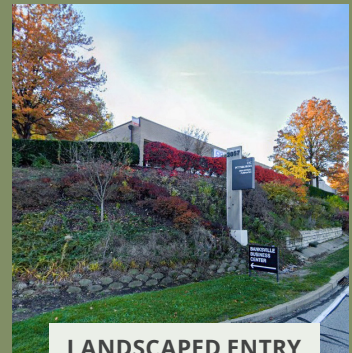
ADDITIONAL PROPERTY PHOTOS



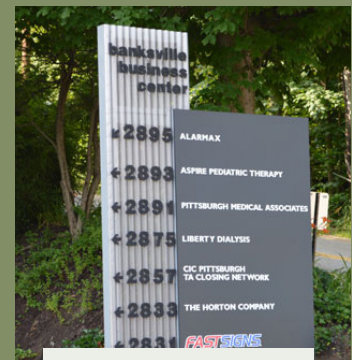
2805-2895 Banksville Rd.,
Pittsburgh PA 15216

BANKSVILLE CORP. BUSINESS CENTER

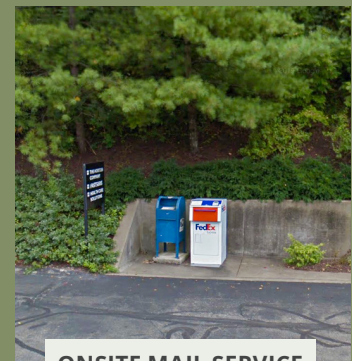
Tenancy at this professional park offers high visibility, professional landscaping, individual tenant signage, and tenant monument signage at center entry.



LANDSCAPED ENTRY



TENANT SIGNAGE



ONSITE MAIL SERVICE



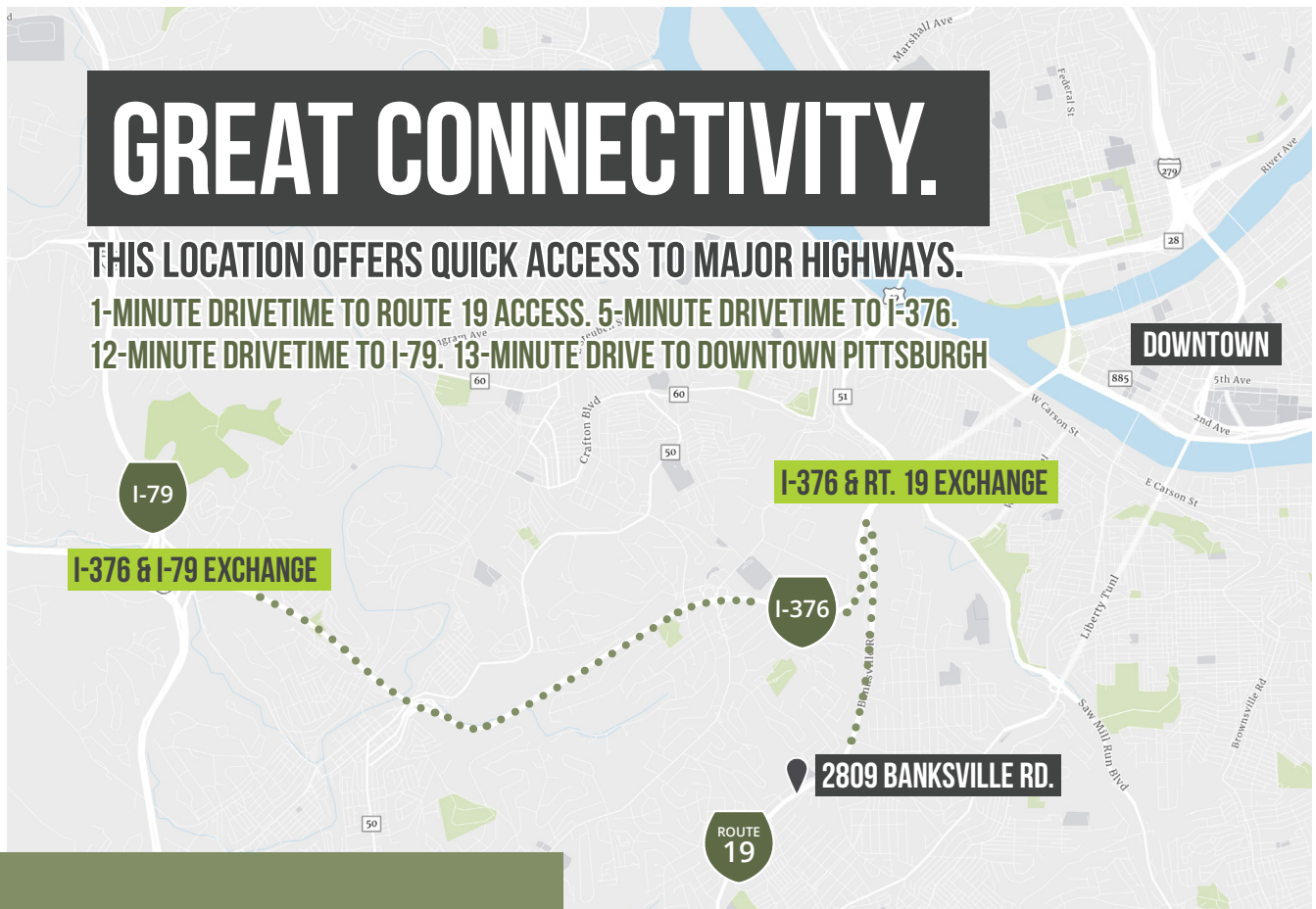
CLICK HERE TO VIEW SITE PLAN OF
BANKSVILLE CORPORATE CENTER.

GREAT CONNECTIVITY.

THIS LOCATION OFFERS QUICK ACCESS TO MAJOR HIGHWAYS.

1-MINUTE DRIVETIME TO ROUTE 19 ACCESS. 5-MINUTE DRIVETIME TO I-376.

12-MINUTE DRIVETIME TO I-79. 13-MINUTE DRIVE TO DOWNTOWN PITTSBURGH



IMMEDIATE ACCESS
TO ROUTE 19.



Benefit from convenient access to and visibility from 2809 Banksville's immediate proximity to this prominent thoroughway (26K+ ADT!).

15+ FINE DINING, CAFE, &
FAST CASUAL OPTIONS

WITHIN A 2-MILE RADIUS

Banksville Business Center is surrounded by local restaurants, small businesses, and national chains. Whether you're doing business or visiting as a patron, this property offers 10-minute proximity to dozens of retailers, including:



CLICK HERE TO VIEW PROPERTY LOCATION AND
SURROUNDING HIGHWAY ACCESS & AMENITIES.

READY TO MAKE A BETTER MOVE?

WE'RE READY TO HELP. **CONTACT OUR LISTING TEAM FOR PRICING AND TERMS.**



5,100 square feet of flex.

Ideally located in the South Pittsburgh submarket with key access to prominent highways.

WAREHOUSE SPACE WITH DOCK DOOR. OPEN AND PRIVATE OFFICES. MULTIPLE MEETING AREAS.

Onsite parking available. Direct access to Route 19. Within a 15-minute walk of multiple bus stops and light rail access.



2809 BANKSVILLE RD., PITTSBURGH PA



John Bilyak SIOR, CCIM
Market Leader, Industrial Brokerage | Pittsburgh
john.bilyak@colliers.com | 412 515 8522

Cody Hunt
Sr. Associate, Industrial Brokerage | Pittsburgh
cody.hunt@colliers.com | 412 515 8533