



Available For Lease

**1020 - 1060 W Saw Mill Run Blvd,
Pittsburgh, PA 15220**



Property Summary

Located in the Urban Industrial corridor of Pittsburgh, 1020-1060 W Saw Mill Run Blvd offers a flexible industrial leasing opportunity totaling approximately 31,800 SF across Units 2B (10,000 SF) and 3D&E (21,800 SF).

The property sits on 5.33 acres and can be marketed as a contiguous block or subdivided to accommodate a range of tenant needs. The facility features a combined total of three drive-in doors and five dock doors, providing efficient loading capabilities for distribution, manufacturing, or service-oriented users.

With Urban Industrial zoning and ample site area, the property presents a versatile option for tenants seeking functional industrial space within a well-established Pittsburgh industrial corridor.



Property Specs

Address: 1020-1060 W Saw Mill Run Blvd,
Pittsburgh, PA 15220

Type: For Lease

Total SF:

- Unit 2B: 10,000
- Unit 3D&E: 21,800

Acreage: 5.33

Drive-Ins:

- Unit 2B:
- Unit 3D&3E: 1

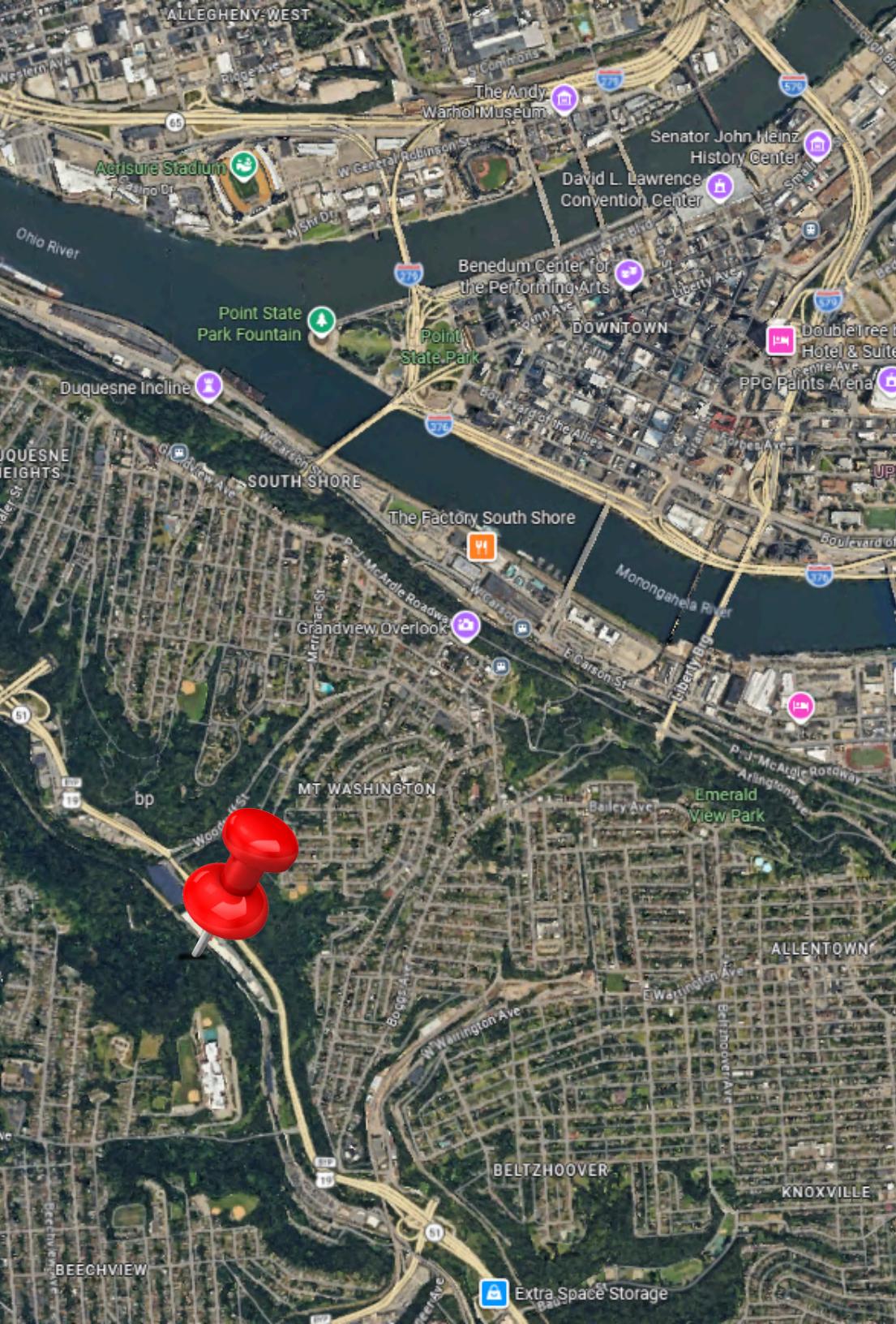
Dock Doors:

- Unit 2B: 2
- Unit 3D&3E: 3

Clear Height:

- Unit 2B: 21'
- Unit 3D&3E: 15'

Zoning: Urban Industrial





Prime Industrial Location - Pittsburgh, PA

1020-1060 W Saw Mill Run Boulevard is strategically positioned within Pittsburgh's established industrial and commercial corridor, offering exceptional access to the region's primary transportation networks. The property benefits from immediate connectivity to I-376 (Parkway West), with quick access to I-79, I-279, and Route 51, enabling seamless distribution throughout the Greater Pittsburgh MSA and direct routes to Ohio, West Virginia, and the broader Mid-Atlantic region. Located minutes from Downtown Pittsburgh, Pittsburgh International Airport, and major employment centers, this site is well-suited for warehousing, light manufacturing, service operations, and last-mile distribution.

Surrounded by dense residential neighborhoods and active commercial corridors, the property provides strong workforce accessibility and visibility within one of Western Pennsylvania's most connected submarkets.

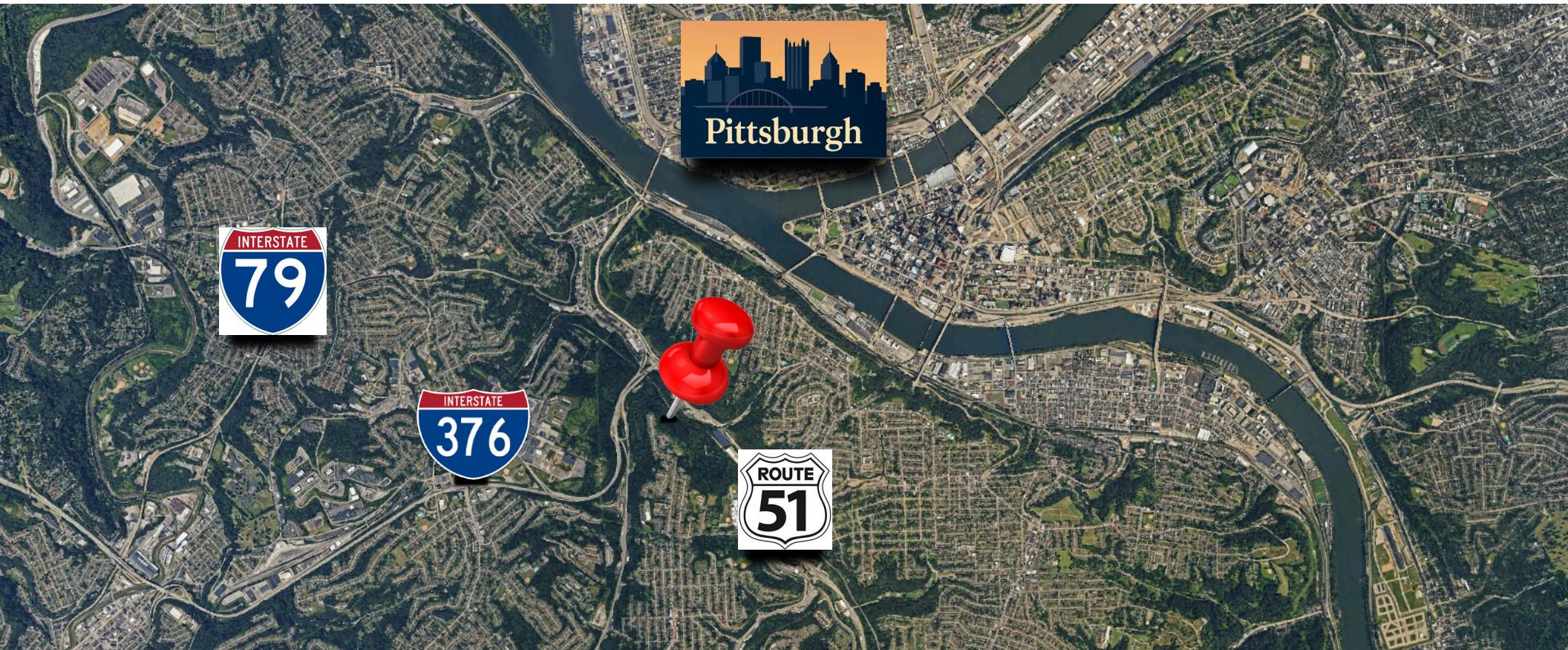
Key Distances

Route 51: 0.2 Miles

I-376: 1.0 mile

I-79: 5.5 miles

Downtown Pittsburgh: 5.7 miles





Timothy Wright



Regional Director - Pittsburgh



(315) 430-4353



Timothy@IronHornEnterprises.com

Available For Lease

**1020 - 1060 W Saw Mill Run Blvd,
Pittsburgh, PA 15220**

