



FOR LEASE

1310

Western Avenue

PITTSBURGH, PA 15233

±4,600 SF of 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



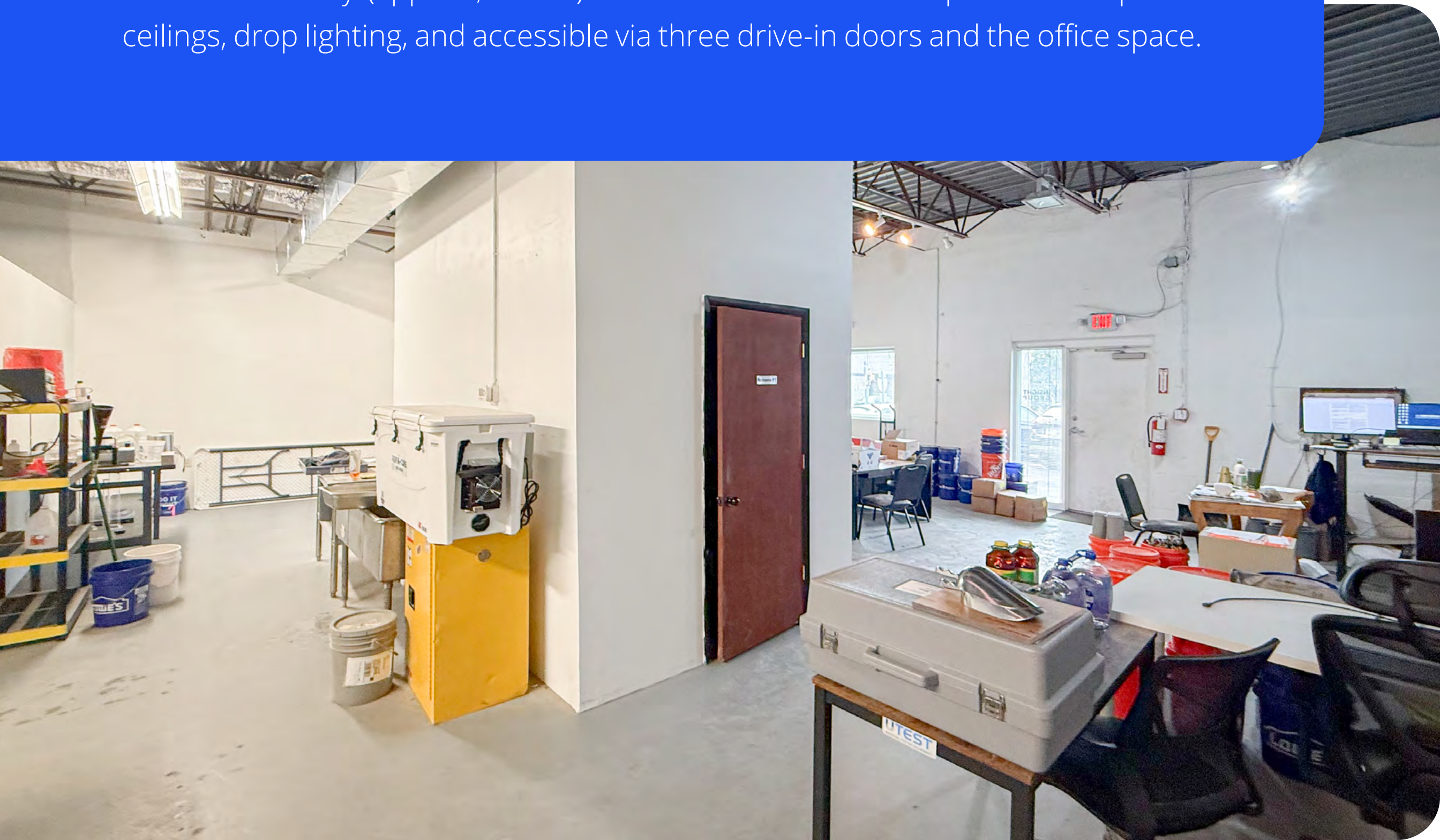
Drive-Ins

Multiple Drive-In Doors with Bays

Available Space

±4,600 sq. ft. of flex including warehouse and office area

This opportunity at Western Avenue Commerce Center encompasses a total of ±4,600 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.

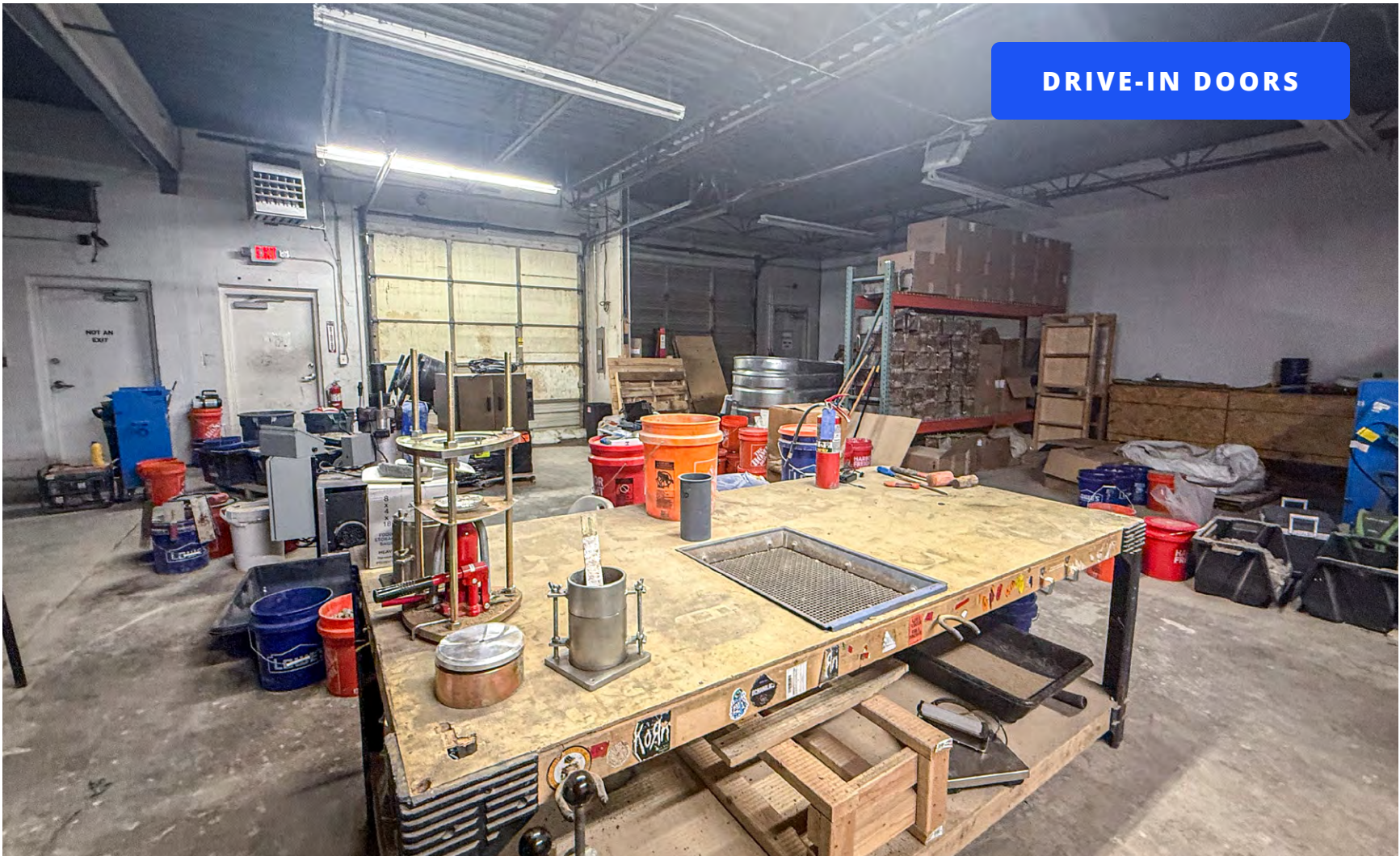


Availability Address	1310 Western Avenue
Availability Type	Flex
Availability Size	±4,600 SF
Availability Breakdown	±3,200 SF warehouse area ±1,400 SF flex area
Zoning	Urban Industrial (UI)
Clear Height	11'5"
HVAC	Fully-conditioned front rooms, heated rear warehouse
Floor Drains	In-place in warehouse
Drive-Ins	Three (3) ±10' x 8'5" drive-in doors
Interior Buildout	Primarily open plan

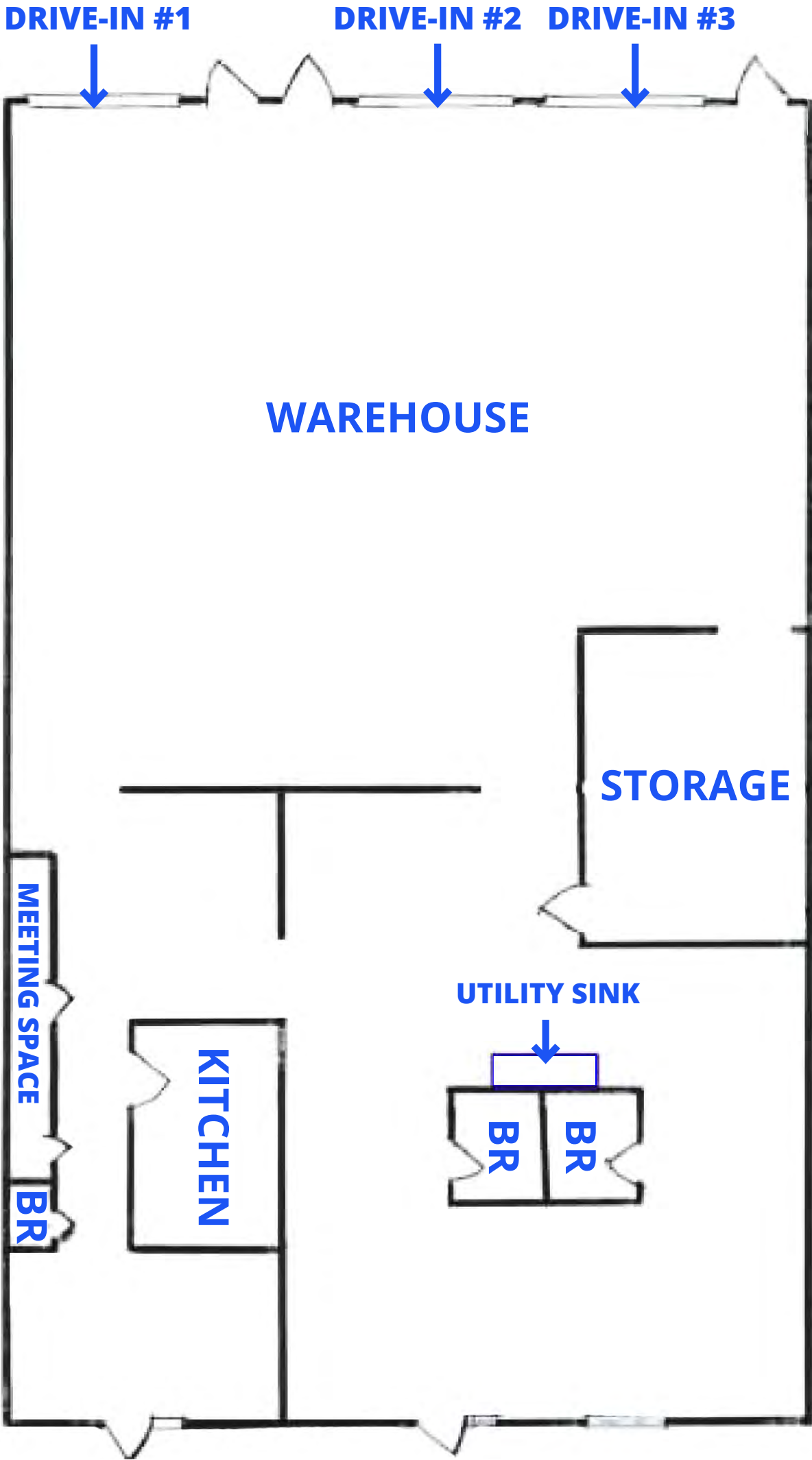
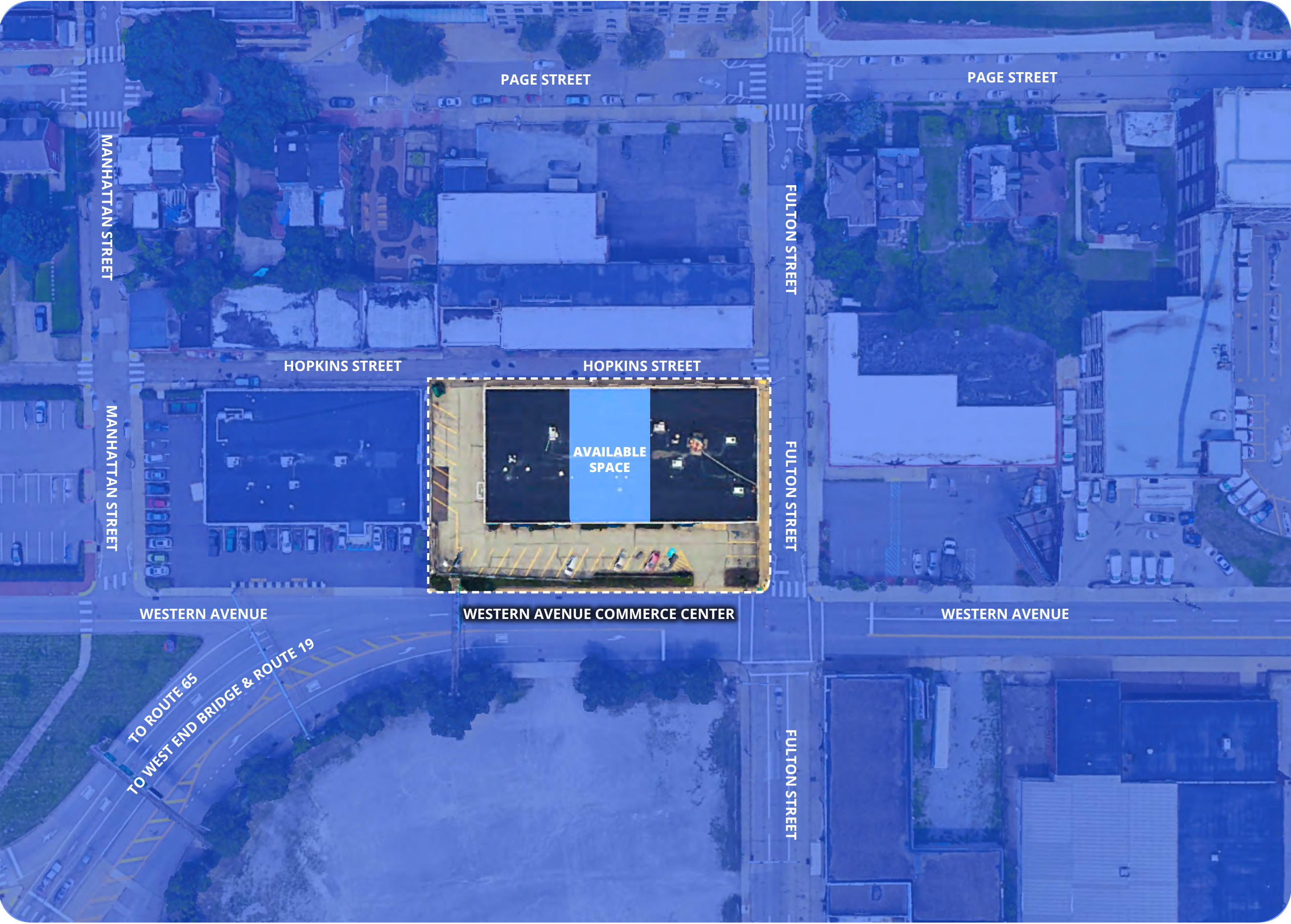
Permitted uses under Urban Industrial zoning include:
construction contractor, manufacturing and assembly, utility, vehicle and equipment repair, warehouse, welding shop, and machine shop.

Photo Gallery

1310 Western Avenue, Pittsburgh PA 15233



Site & Floor Plan



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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