



12 S. AVENUE, PITTSBURGH PA 15143

Industrial space available **for lease**

Freestanding flex space including approximately 0.5 acres of laydown area located immediately off Route 65 in Pittsburgh's Parkway West submarket.

This 6,350-square-foot industrial property offers users a flexible, open floor plan with 10' clear height, one exterior loading dock, in-place office, free onsite parking, and a half-acre of laydown yard for exterior storage and/or assembly. Immediate access to Route 65, and within a 6-minute drive of the I-79 interchange!

- 6,350 SF building (includes ±400 SF office)
- Zoned Commercial/Industrial
- ±0.5-acre laydown area
- Two (2) van-high loading docks
- One (1) dock-high ramped exterior loading pad
- 208AMP/440V power capacity

Available Space

6,350

SQUARE FEET



Direct access
to Rt. 65



Ideal for light
industrial

Cody Hunt

Senior Associate
+1 412 515 8533
cody.hunt@colliers.com

Jakeb Kaminski

Associate
+1 412 515 8573
jakeb.kaminski@colliers.com

Colliers Pittsburgh

525 William Penn Place
Pittsburgh PA 15219
colliers.com/pittsburgh



Property Overview



Building Features

- Exterior ramped loading platform
- 208AMP/440V power capacity
- 10' clear height
- Drop ceilings, recessed lights
- Flexible, open floor plan
- ±400 SF existing office space

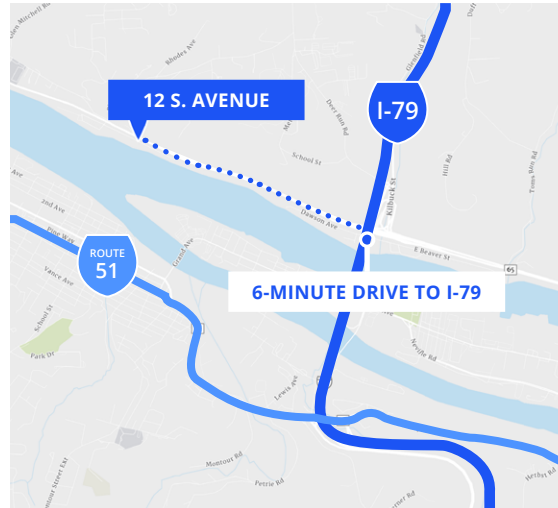


Zoning & Uses

This property is zoned Commercial/Industrial, allowing for a variety of use cases including but not limited to:

- Light Manufacturing
- Light Assembly/Warehouse
- Maintenance/Service Yard
- Non-Vehicle Repair Shop
- Vehicle Storage Yard/Facility
- Machine Shop

Location & Access



Location

12 South Avenue offers a convenient, easily accessible location for logistics users: the property is within a 20-minute drive of multiple prominent area throughways, and within a half-hour commute of major business and commercial destinations.

Highway Access

- Immediately off of Rt. 65
- 6-minute drivetime to I-79
- 8-minute drivetime to Rt. 51
- 15-minute drivetime to I-376
- 20-minute drivetime to Rt. 28

Destination Drivetimes

- 17 minutes to Robinson Township's retail corridor
- 20 minutes to the Pittsburgh International Airport
- 23 minutes to Pittsburgh's Central Business District

This document has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising therefrom. This publication is the copyrighted property of Colliers and/or its licensor(s). Copyright © 2026. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. Colliers Pittsburgh.