

FOR LEASE



River
COMMERCE PARK

Industrial, Flex/R&D, Office and Retail Space

Up to 240,000 SF available

1080 River Avenue, Pittsburgh, PA 15212



ABOUT THE PROPERTY

We are pleased to introduce the River Commerce Park. Phase I of this transformative project delivered two fully renovated modern class A warehouse/flex buildings located along the scenic Allegheny River. Buildings 7 and 8 are now fully leased, and Building 6 is available.

With 24' clear heights, convenient dock and freight elevator access, and flexible subdivision options, Building 6 offers exceptional space for tech/R&D operations, storage needs, and office environments. The 3rd floor provides potential for dramatic window lines that frame views of Downtown Pittsburgh and the Allegheny River, with potential for impressive rooftop deck installations.

Just a five (5) minute drive from Pittsburgh's Central Business District (CBD) the property offers unmatched access to the Strip District (Robotics Row) & Lawrenceville, Downtown Pittsburgh and primary transportation arteries such as Interstates 279, 579 and PA Route 28.

Highlights



1080 River Avenue
Pittsburgh, PA 15212



Bldg 6: +/- 240,000 SF (available)
Bldg 7: +/- 141,615 SF (leased)
Bldg 8: +/- 150,000 SF (leased)



24' clear height on 2nd
and 3rd floors



Docks and drive-ins available



Integrated and contiguous
parking garage to accomodate
up to +/- 580 vehicles



In-fill location offering
exceptional accessibility and
proximity to area amenities





POSSIBLE USES



Warehousing
and distribution



Light
manufacturing



Experiential
retail



Office



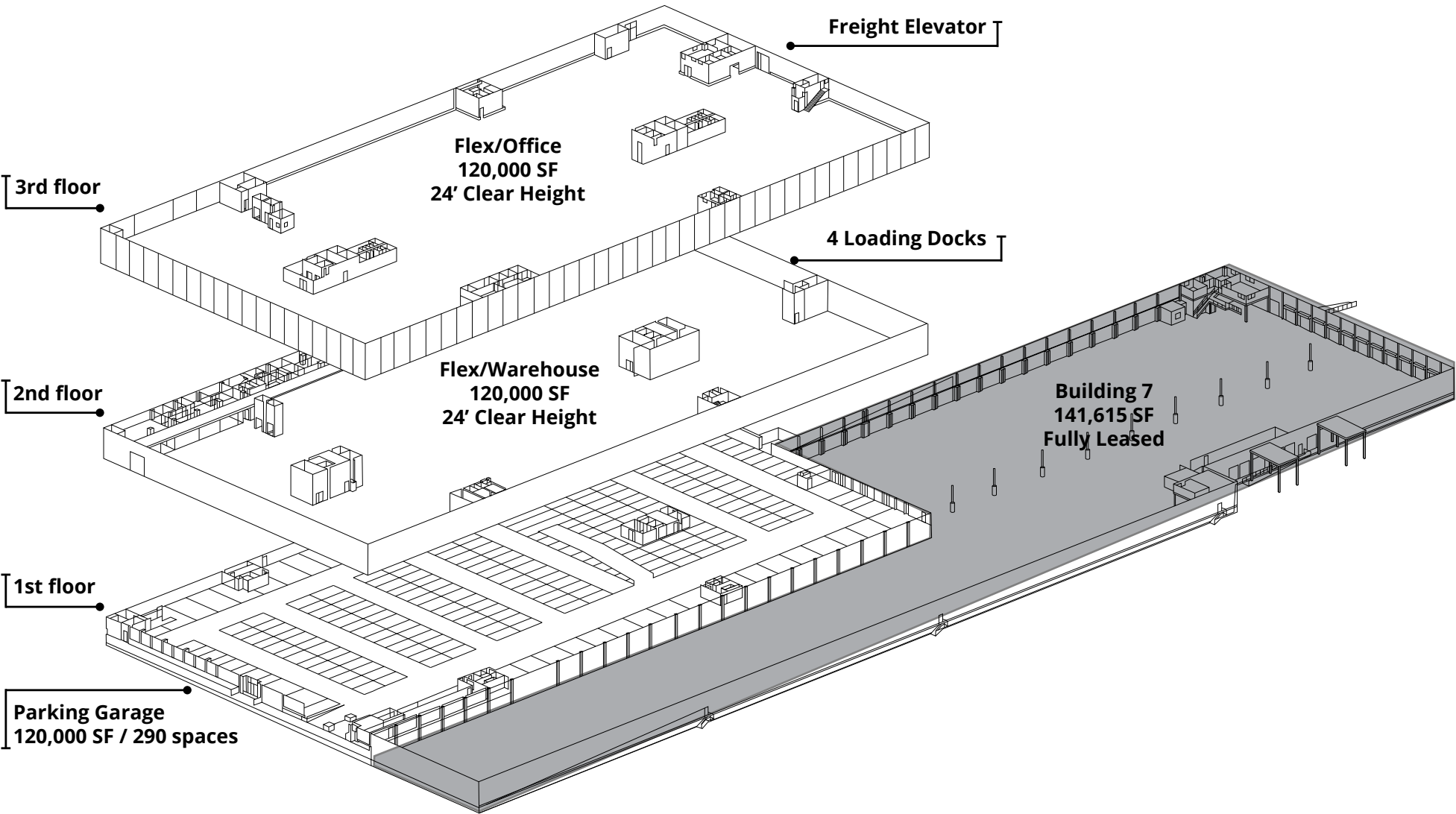
Tech and R&D



Life sciences

FLOOR PLAN
BUILDING 6

AVAILABLE: 240,000 SF



Conceptual Shell Renderings, Subject to Change.



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SPECIFICATIONS: 3RD FLOOR

TOTAL AREA	120,000 +/- (subdividable)
PROPOSED USES	Office, Tech/R&D, Light Industrial
CLEAR HEIGHT	24'
COLUMN SPACING	40' X 40'
DOCK DOORS	4 accessed by freight elevator
ROOFTOP AMENITY	Large rooftop patio possible with sweeping view of Allegheny River and CBD

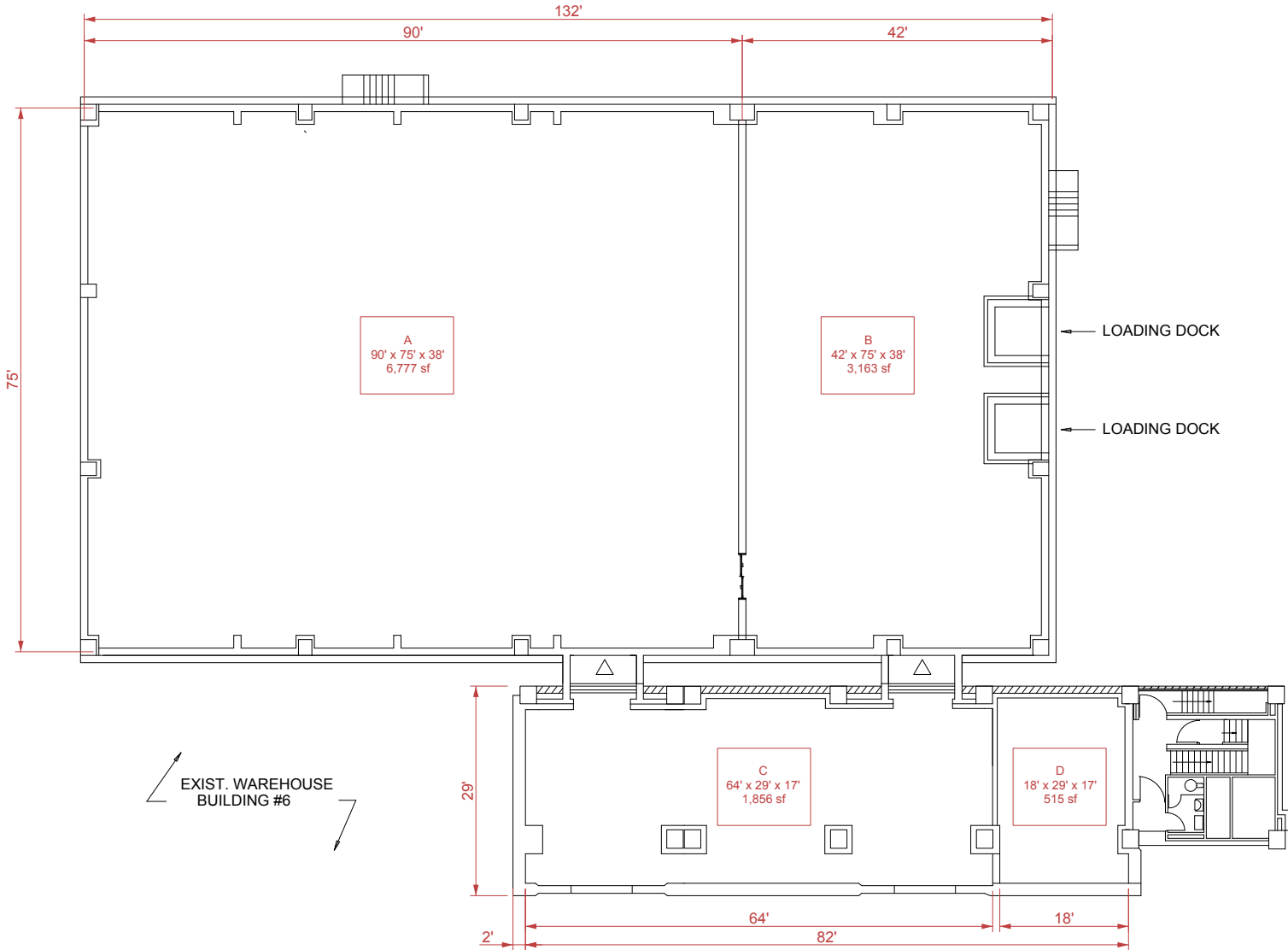
SPECIFICATIONS: 2ND FLOOR

TOTAL AREA	120,000 +/- (subdividable)
PROPOSED USES	General Industrial, Storage, Interior Parking
CLEAR HEIGHT	24'
COLUMN SPACING	Generally 18' x 18'
DOCK DOORS	4 (direct to 2nd floor, no freight elevator required)

FLOOR PLAN

BUILDING 6 - ANNEX

12,311 SF



SPECIFICATIONS

TOTAL AREA	12,311 SF
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PROPOSED USES	General Industrial/ Warehouse
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CLEAR HEIGHT	38'
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DOCK DOORS	2
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DRIVE-INS	0 (can add)
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EXCEPTIONAL ACCESS

River Commerce Park is perfectly located along the Allegheny River offering convenient access to Pittsburgh's CBD, public transportation and rail service.

0.5 MILE (Strip District/CBD/Oakland)

- 16th Street Bridge
- 31st Street Bridge
- Direct access to Route 28

<1.0 MILE

- Interstate 279
- Interstate 579
- Interstate 376
- U.S. Route 51 to the west
- Interstate 79

1.0 MILE (CBD)

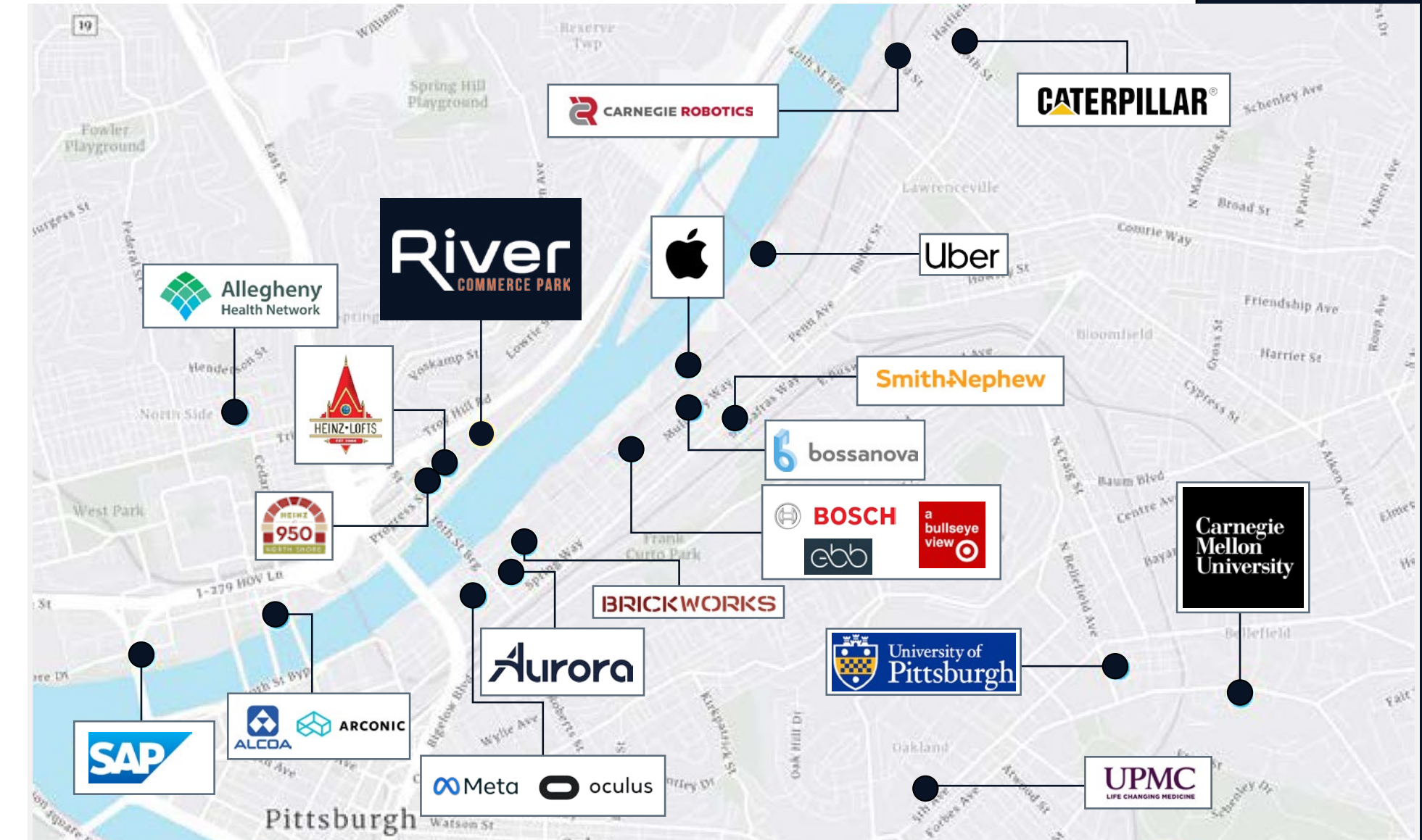
- 6th Street Bridge
- 7th Street Bridge
- 9th Street Bridge

1.4 MILES (Lawrenceville)

- 40th Street Bridge



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For further information, please contact:

Greg Hopkins
+ 1 412 208 8245
greg.hopkins@jll.com

Rick O'Brien, SIOR
+1 412 977 2179
rick.obrien@jll.com

Alec Staiger
+1 412 977 4184
alec.staiger@jll.com

260 Forbes Avenue, Suite 1200 | Pittsburgh PA | +1 412 208 1400

RIVERCOMMERCEPARK.COM

