



MARKET FUNDAMENTALS

	YOY Chg	12-Month Forecast
6.2% Vacancy Rate	▼	▼
441.6K YTD Net Absorption, SF	▲	▲
\$7.63 Asking Rent, PSF (Overall, Net Asking Rent)	▼	▲

ECONOMIC INDICATORS

	YOY Chg	12-Month Forecast
1.2 M Pittsburgh Employment	▼	▼
3.7% Pittsburgh Unemployment Rate	▼	▲
4.2% U.S. Unemployment Rate Source: BLS	▼	▲

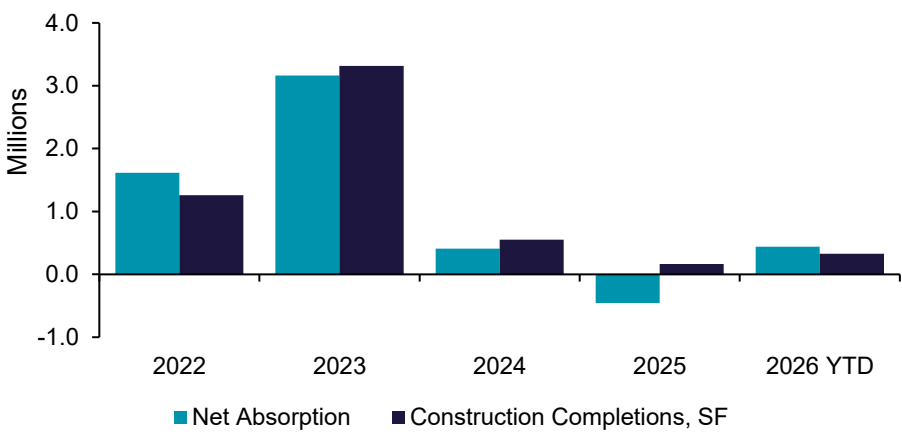
MARKET OVERVIEW

After a slight downturn in 2025, demand has rebounded significantly, resulting in the most leasing activity through the first three quarters of a year since 2022. At the close of Q3 2026, new leasing activity year-to-date (YTD) totaled nearly 2.6 million square feet (msf). More than 1.6 msf occurred in warehouse/distribution (W/D) product, while nearly 800,000 sf was recorded in manufacturing (MF) space—the highest YTD totals for the respective property types since 2022 and 2018.

While W/D space has historically accounted for the majority of new leasing activity in the Pittsburgh MSA, MF emerged as a significant market force in 2026, even outpacing W/D activity through the first half of the year. Much of this activity was attributable to existing manufacturers expanding their Pittsburgh footprints, while planned capital investments to modernize facilities and expand production capacity further solidified MF momentum. In Q3 2026, W/D activity accelerated while MF leasing moderated. More than 800,000 sf of W/D space was newly leased during the quarter, with three leases larger than 100,000 sf accounting for 85.3% of the total. Manufacturing -related demand remained significant, however, as more than 425,000 sf of W/D leasing activity was driven by manufactures or manufacturing-oriented occupiers.

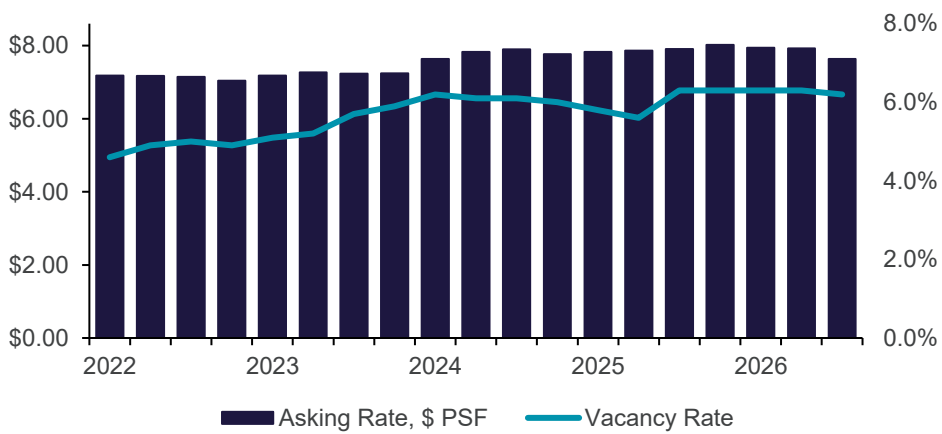
Heightened demand contributed to modest improvements in market fundamentals. The overall vacancy rate measured 6.2% at the close of Q3, down 10 basis points (bps) year-over-year (YOY), while the market recorded nearly 450,000 sf of net occupancy gains YTD. W/D and MF spaces contributed 155,000 sf and 330,000 sf, respectively. Development activity also increased, with 300,000 sf delivered YTD and more than 600,000 sf under construction. A few prominent speculative big-box W/D projects are underway amid rebounding demand, while a number of planned build-to-suit projects reflect continued capital investments by manufacturers. With demand strengthening, vacancy is expected to decline further, supporting stronger market fundamentals through the remainder of 2026.

SPACE DEMAND / DELIVERIES



Source: Cushman & Wakefield Research, CoStar

OVERALL VACANCY & ASKING RENT



Source: Cushman & Wakefield Research, CoStar

MARKET STATISTICS

SUBMARKET	INVENTORY (SF)	OVERALL VACANT (SF)	OVERALL VACANCY RATE	CURRENT QTR OVERALL NET ABSORPTION (SF)	YTD OVERALL NET ABSORPTION (SF)	YTD LEASING ACTIVITY (SF)	UNDER CONSTRUCTION (SF)	CONSTRUCTION COMPLETIONS (SF)	OVERALL WEIGHTED AVG NET RENT (MF)*	OVERALL WEIGHTED AVG NET RENT (FLX)*	OVERALL WEIGHTED AVG NET RENT (W/D)*
Armstrong County	1,855,098	71,279	3.8%	0	0	0	0	0	\$2.25	\$9.64	\$2.25
Beaver County	9,907,661	374,720	3.8%	6,995	6,995	14,945	160,000	0	\$6.00	\$6.75	\$6.75
Butler County	14,419,216	562,080	3.9%	98,269	-101,210	225,809	0	0	\$4.51	\$6.25	\$7.77
Fayette County	3,508,994	135,660	3.9%	-7,060	-7,060	0	21,600	0	\$10.50	\$10.50	\$10.60
Greater Downtown	8,937,095	384,869	4.3%	37,200	9,719	57,349	0	0	\$7.06	\$8.33	\$9.80
Monroeville	2,717,868	61,560	2.3%	-7,650	-30,114	7,808	0	0	\$5.25	\$4.87	\$5.25
North Pittsburgh	13,901,116	476,137	3.4%	51,359	205,130	111,949	0	0	\$8.75	\$12.43	\$8.58
Northeast Pittsburgh	14,756,097	670,131	4.5%	18,167	-68,053	133,587	0	0	\$7.52	\$10.83	\$5.61
Parkway East Corridor	12,497,937	1,619,604	13.0%	-81,476	-184,056	12,446	0	0	\$2.66	\$10.07	\$5.28
Parkway West Corridor	12,738,631	1,331,539	10.5%	204,140	493,903	251,208	45,000	298,482	\$12,81	\$10.27	\$8.60
South Pittsburgh	15,384,873	979,229	6.4%	12,059	163,979	273,099	0	0	\$8.46	\$10.03	\$5.10
Washington County	10,369,947	591,140	5.7%	6,000	22,280	60,130	0	30,000	\$5.50	\$9.76	\$6.31
West Pittsburgh	15,272,523	995,096	6.5%	-39,687	-195,013	801,263	382,740	0	\$7.68	\$11.13	\$8.81
Westmoreland County	28,054,482	1,863,359	6.6%	-30,450	125,088	650,311	0	0	\$5.89	\$6.59	\$5.99
Pittsburgh Total	164,321,538	10,116,403	6.2%	267,866	441,588	2,599,904	609,340	328,482	\$6.62	\$9.99	\$7.15

*Rental rates reflect weighted net asking \$psf/year

KEY LEASE TRANSACTIONS Q3 2026

PROPERTY	SUBMARKET	TENANT	SF	TYPE
737 Waltz Mill Rd	Westmoreland County	Piqua Steel	250,200	New Lease
2251 Sweeney Dr	West Pittsburgh	Piqua Steel	175,000	New Lease
1400 International Dr**	Parkway West Corridor	Sargent Electric	80,000	New Lease
133 Westgate Dr	Beaver County	HD Supply Facilities	55,000	Renewal
2050 Jackson’s Pointe Ct	Butler County	Forney LP	41,278	Renewal & Expansion

**Lease is not reflected in aggregate leasing numbers

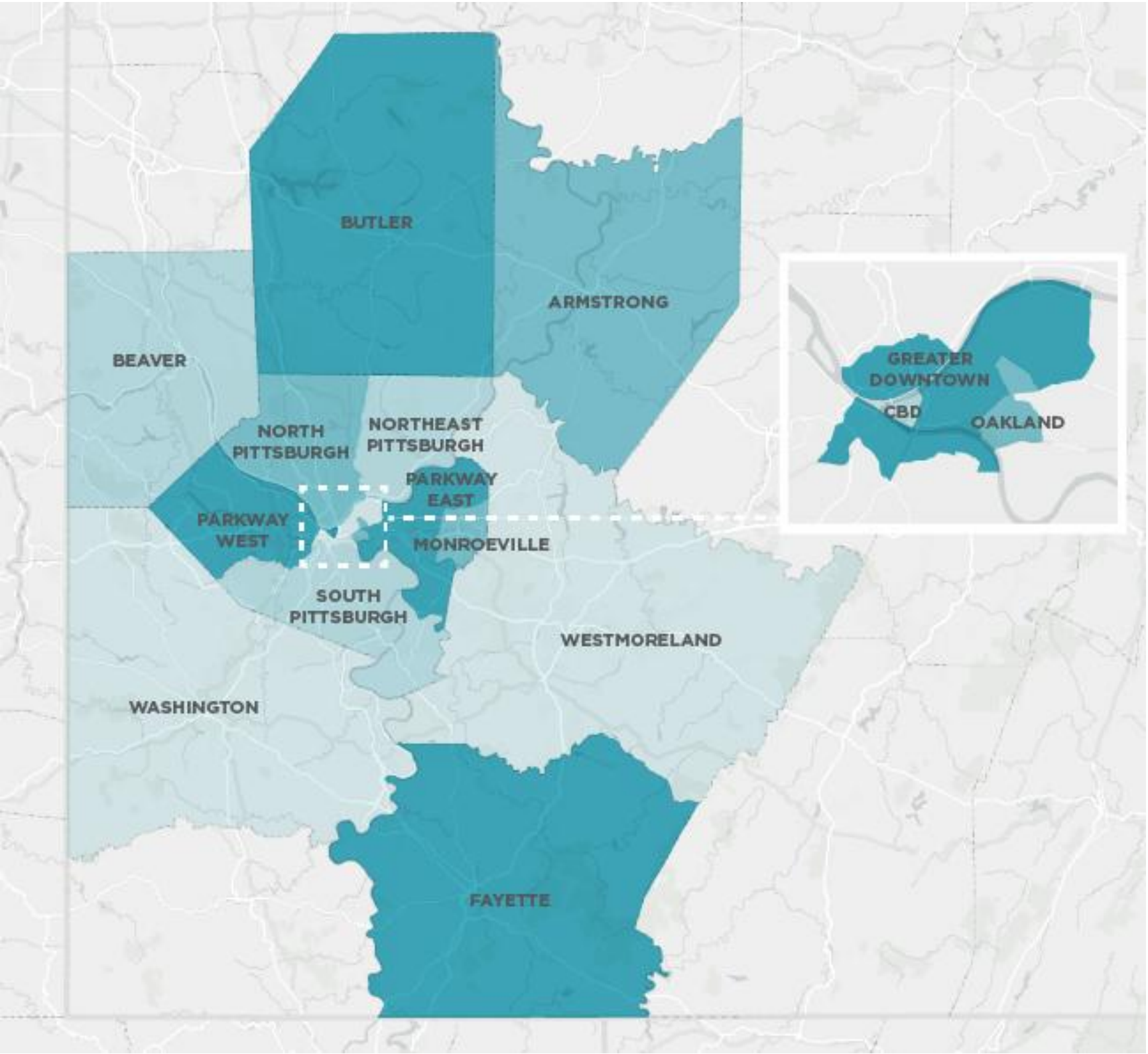
KEY SALE TRANSACTIONS Q3 2026

PROPERTY	SUBMARKET	BUYER / SELLER	SF	PRICE / \$ PSF
125 E Kensinger Dr	Butler County	Annenberg Investments / SMB Bradley	70,000	\$5,200,000 / \$74.29
127 Industry Blvd	Westmoreland County	IronHorn Enterprises / Ryerson	67,886	\$4,500,000 / \$66.29

KEY DELIVERIES YTD

PROPERTY	SUBMARKET	MAJOR TENANT	SF	OWNER
1400 International Dr	Parkway West Corridor	Sargent Electric	100,000	Ashford Partners
700 International Dr	Parkway West Corridor	CUMI International	90,277	The Silverman Group

INDUSTRIAL SUBMARKETS



STEVEN PATTERSON

Research Analyst
Tel: +1 412 347 8973
Steven.Patterson@cushwake.com

MICHAEL HANES

Senior Research Manager
Tel: +1 215 963 4037
Michael.Hanes@cushwake.com

A CUSHMAN & WAKEFIELD RESEARCH PUBLICATION

Cushman & Wakefield (NYSE: CWK) is a leading global commercial real estate services firm for occupiers and investors with approximately 53,000 employees in over 350 offices and nearly 60 countries. In 2025, the firm reported revenue of \$10.3 billion across its core service lines of Services, Leasing, Capital markets, and Valuation and other. Built around the belief that Better never settles, the firm receives numerous industry and business accolades for its award-winning culture. For additional information, visit www.cushmanwakefield.com.

©2026 Cushman & Wakefield. All rights reserved. The information contained within this report is gathered from multiple sources believed to be reliable, including reports commissioned by Cushman & Wakefield (“CWK”). This report is for informational purposes only and may contain errors or omissions; the report is presented without any warranty or representations as to its accuracy.

Nothing in this report should be construed as an indicator of the future performance of CWK’s securities. You should not purchase or sell securities—of CWK or any other company—based on the views herein. CWK disclaims all liability for securities purchased or sold based on information herein, and by viewing this report, you waive all claims against CWK as well as against CWK’s affiliates, officers, directors, employees, agents, advisers and representatives arising out of the accuracy, completeness, adequacy or your use of the information herein.