

374,220 SF  
Available for Lease



## Constellation 485 South

1850 Continental Boulevard, Charlotte, NC 28273



(click for  
360 tour)



(click or scan  
for microsite)



**Building Total** ..... **374,220 SF**

- Excellent access to multiple interstate interchanges, great visibility from I-485, as well as excellent local and regional distribution capability with signage/marketing opportunities
- Proximity to major thoroughfares (2 miles or less to both Interstate 485 and Interstate 77) as well as 3.5 miles to the I-77/I-485 interchange. Constellation Continental is located 6.5 miles from Charlotte's airport and 10.6 miles from Downtown Charlotte
- Premium product in a constrained warehouse submarket where rooftop expansion and consumption continue to surge
- Green features including LEED certified design, LED lights, and conduit for EV charging

**125K to 374K**  
SF available

<2 miles from key  
transportation arteries  
(Interstate 485 and  
Interstate 77)

**36'**  
Clear height

Deep labor supply  
and substantial  
households nearby



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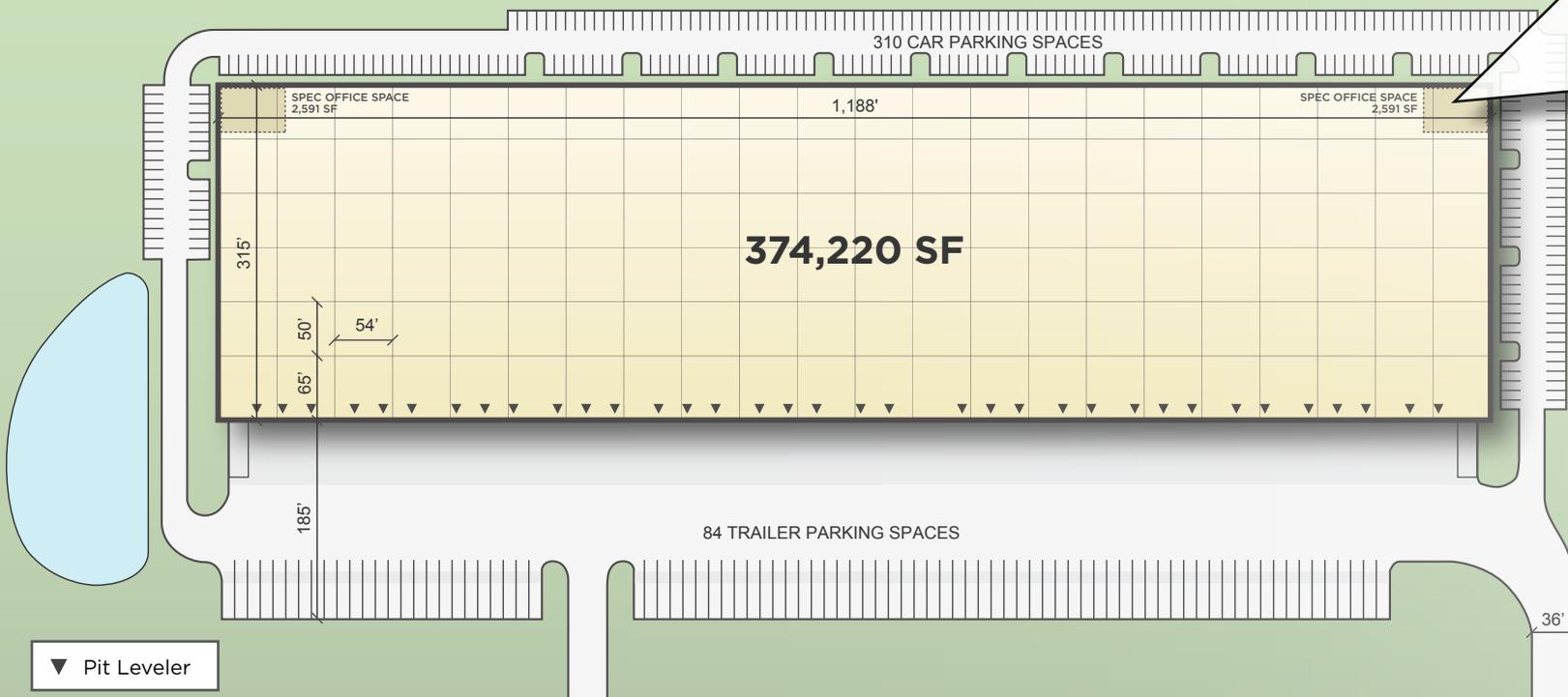
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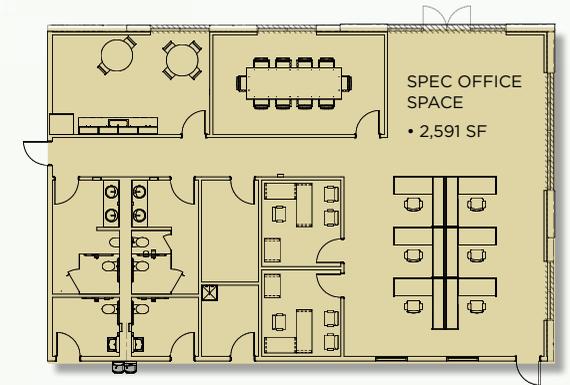
## BUILDING DETAILS

- 125,000 - 374,200 SF
- Spec Office Buildout: 2,591 SF
- Rear Load (315' depth)
- 36' minimum clear height
- 65' speed bay
- 54' x 50' column spacing
- 72 (9' x 10') dock high doors with 35 pit levelers
- 2 (12' x 14') drive-in doors
- 185' truck court with trailers
- 7" slab
- One (1) 3,000 amp, 3 phase; 480v electrical service
- 84 trailer parking spaces
- 310 parking spaces



## Spec Office Matterport:

CLICK OR  
SCAN CODE

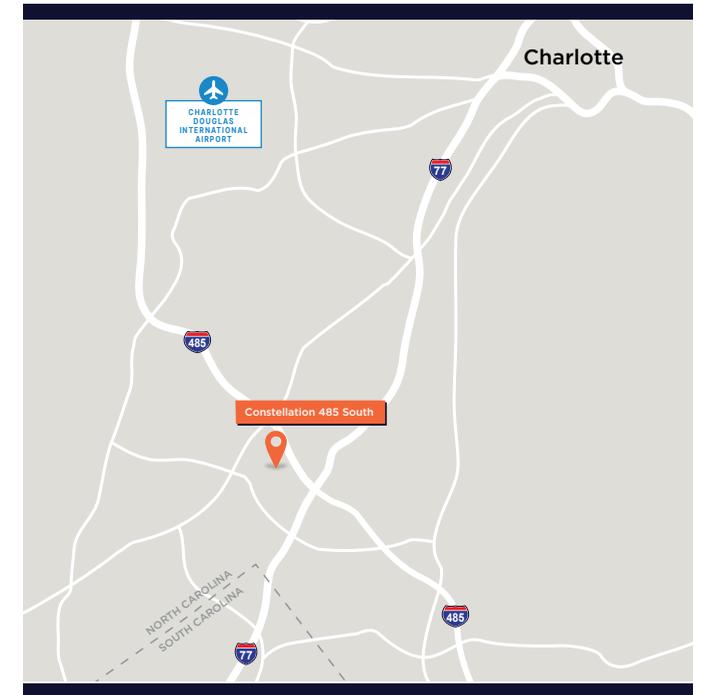


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**AVISON  
YOUNG**

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