



1900 CONTINENTAL BLVD | CHARLOTTE, NC 28273



± 28,934 SF
SUITE C2



LM REAL ESTATE
PARTNERS

**AVISON
YOUNG**

SUITE C2

1900 CONTINENTAL BLVD | CHARLOTTE, NC 28273

PROPERTY SPECIFICATIONS

Address 1900-C2 Continental Blvd
Charlotte, NC

Available SF ±28,934 sf

Clear Height 24' below the joists;
22' below the girders

Column Spacing 42' x 42'

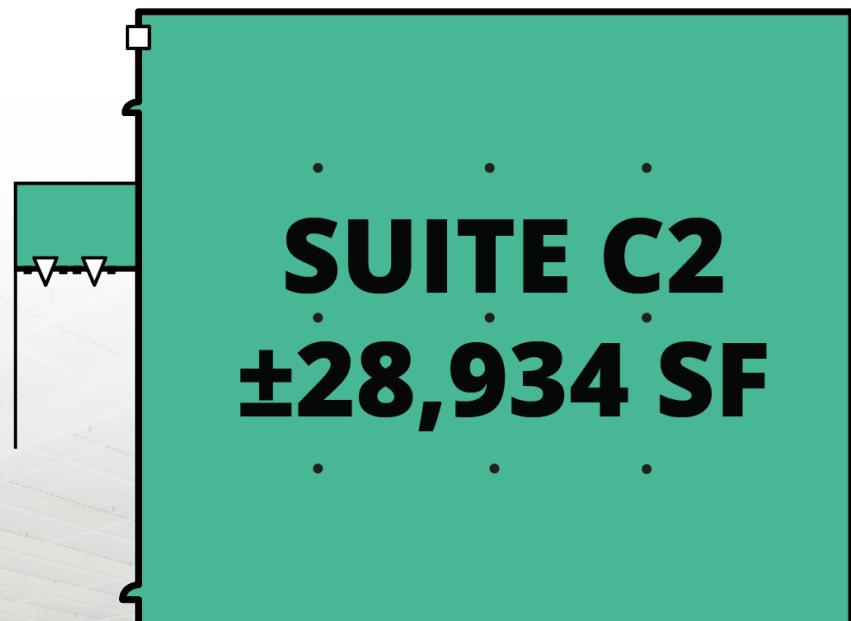
Fire Protection ESFR

Lighting LED

Dock High Doors Two (2) 8' x 10' doors with
edge of dock levelers

Drive-In Doors One (1) 10' x 10' grade-level door

Zoning ML-2



SITE PLAN

1900 CONTINENTAL BLVD | CHARLOTTE, NC 28273

Avison Young is pleased to offer 1900 Continental Blvd, or Premier Distribution Center available for lease. The $\pm 1,360,000$ sf building was built in 1966 and has recently been renovated. Located in one of Charlotte's most popular industrial submarkets,

this property is ideal for all industrial users seeking a presence in the Charlotte Market. The property offers tenants flexible floorplan solutions, flexible on-site trailer parking and outside storage areas, and immediate access to I-77 and I-485.



SUBMARKET
Westinghouse / Stateline



SITE AREA
 ± 68 acres



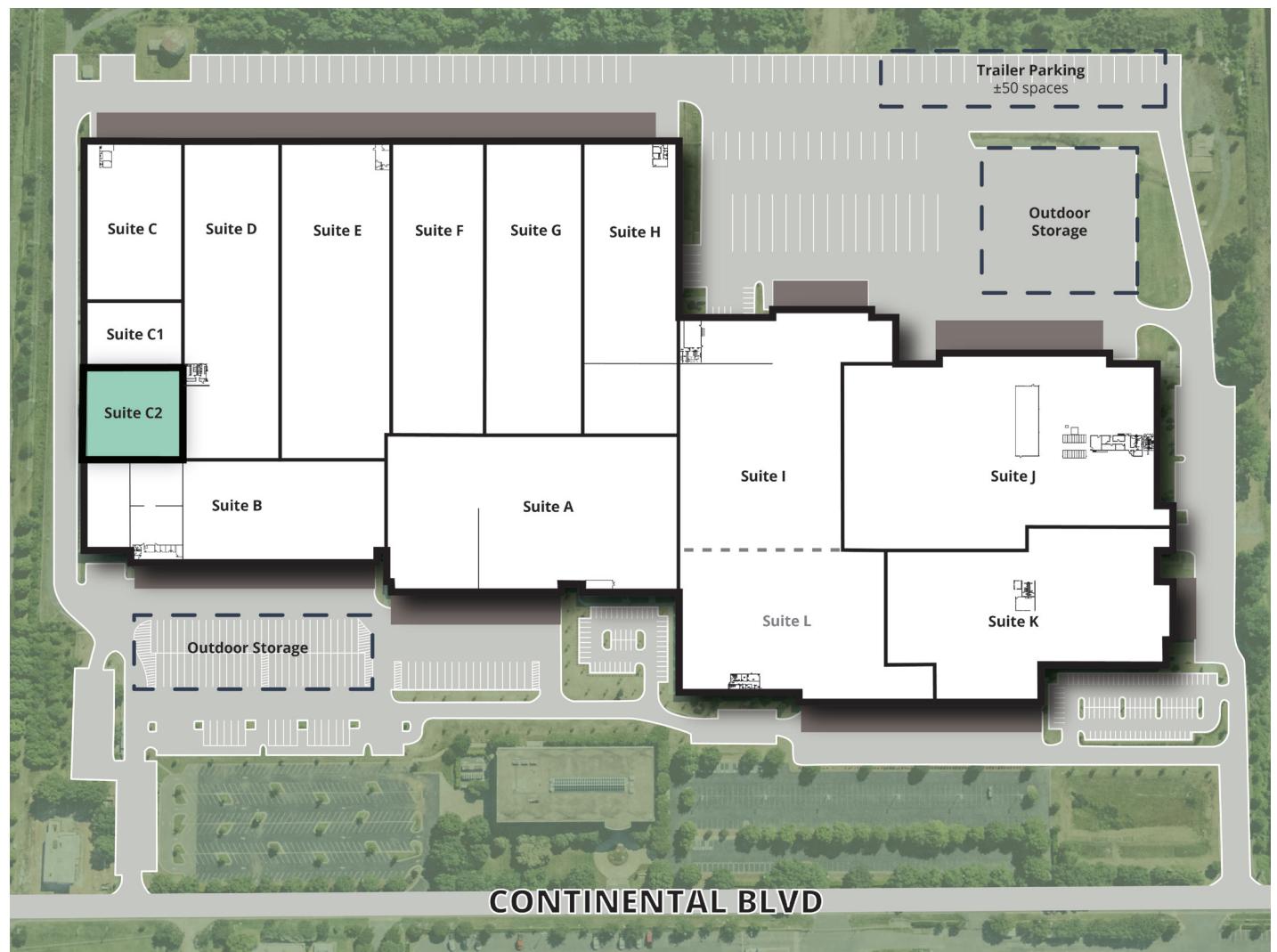
TOTAL BUILDING SF
 $\pm 1,361,756$

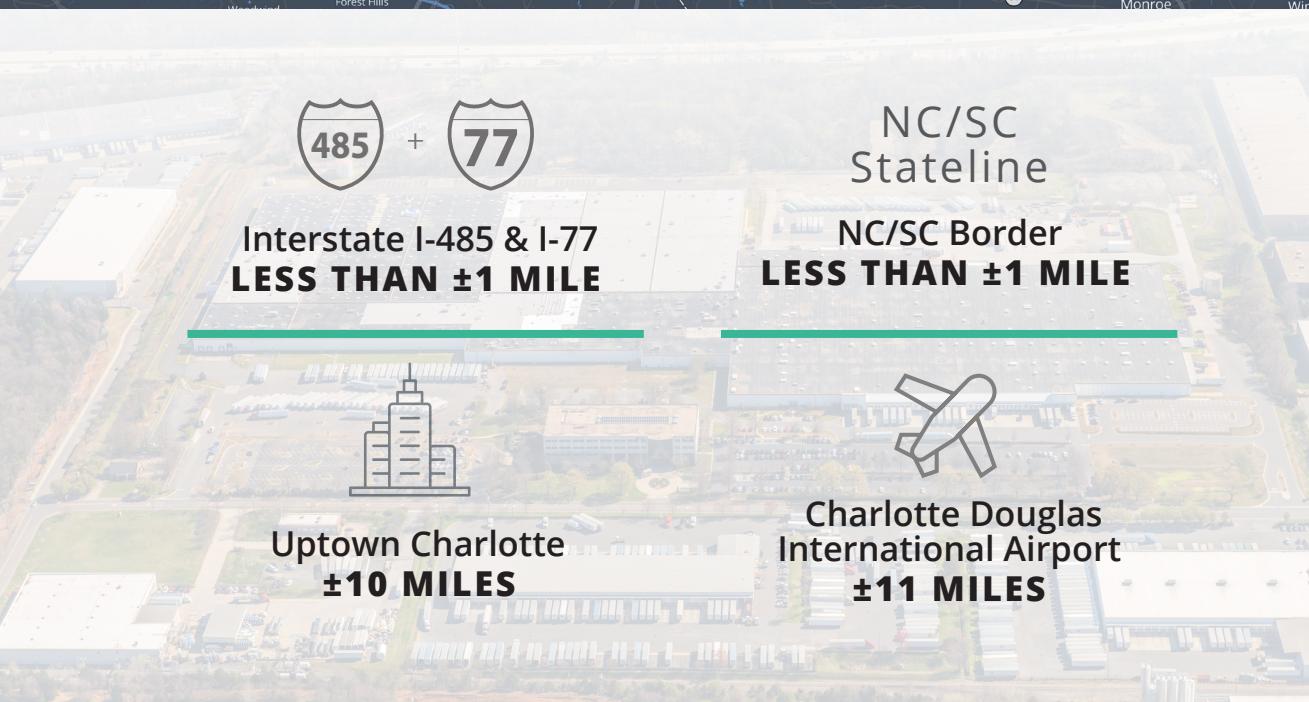


ZONING
ML-2



YEAR BUILT
1966 (recently renovated)





LOCATION OVERVIEW



PREMIER
DISTRIBUTION CENTER



Interstate I-485 & I-77
LESS THAN ± 1 MILE



Uptown Charlotte
 ± 10 MILES

NC/SC
Stateline
NC/SC Border
LESS THAN ± 1 MILE



Charlotte Douglas
International Airport
 ± 11 MILES

FOR MORE INFORMATION:

Henry Lobb, SIOR
Principal
704 469 5964
henry.lobb@avisonyoung.com

Tom Tropeano, SIOR
Principal
704 413 0228
tom.tropeano@avisonyoung.com

Abby Rights
Senior Vice President
704 413 0235
abby.rights@avisonyoung.com



LM REAL ESTATE
PARTNERS