



1900 CONTINENTAL BLVD | CHARLOTTE, NC 28273



± 24,997 SF
SUITE C1



LM REAL ESTATE
PARTNERS

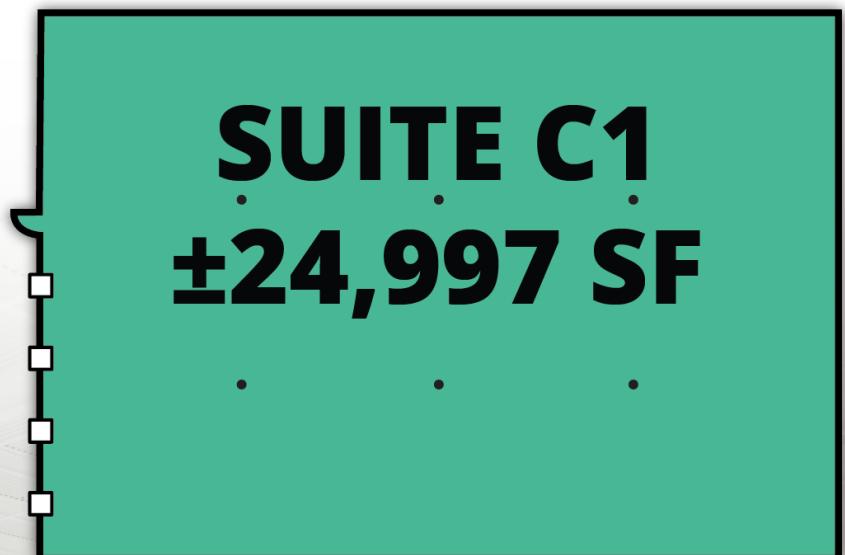
**AVISON
YOUNG**

SUITE C1

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PROPERTY SPECIFICATIONS

Address	1900-C1 Continental Blvd Charlotte, NC
Available SF	$\pm 24,997$ sf
Clear Height	24' below the joists; 22' below the girders
Column Spacing	42' x 42'
Fire Protection	ESFR
Lighting	LED
Dock High Doors	None
Drive-In Doors	Three (3) 12' x 10' grade-level doors One (1) 14' x 14' grade-level door
Zoning	ML-2



 AVAILABLE
SPACE

 GRADE-LEVEL
DOOR

SITE PLAN

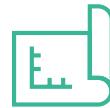
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Avison Young is pleased to offer 1900 Continental Blvd, or Premier Distribution Center available for lease. The $\pm 1,360,000$ sf building was built in 1966 and has recently been renovated. Located in one of Charlotte's most popular industrial submarkets,

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



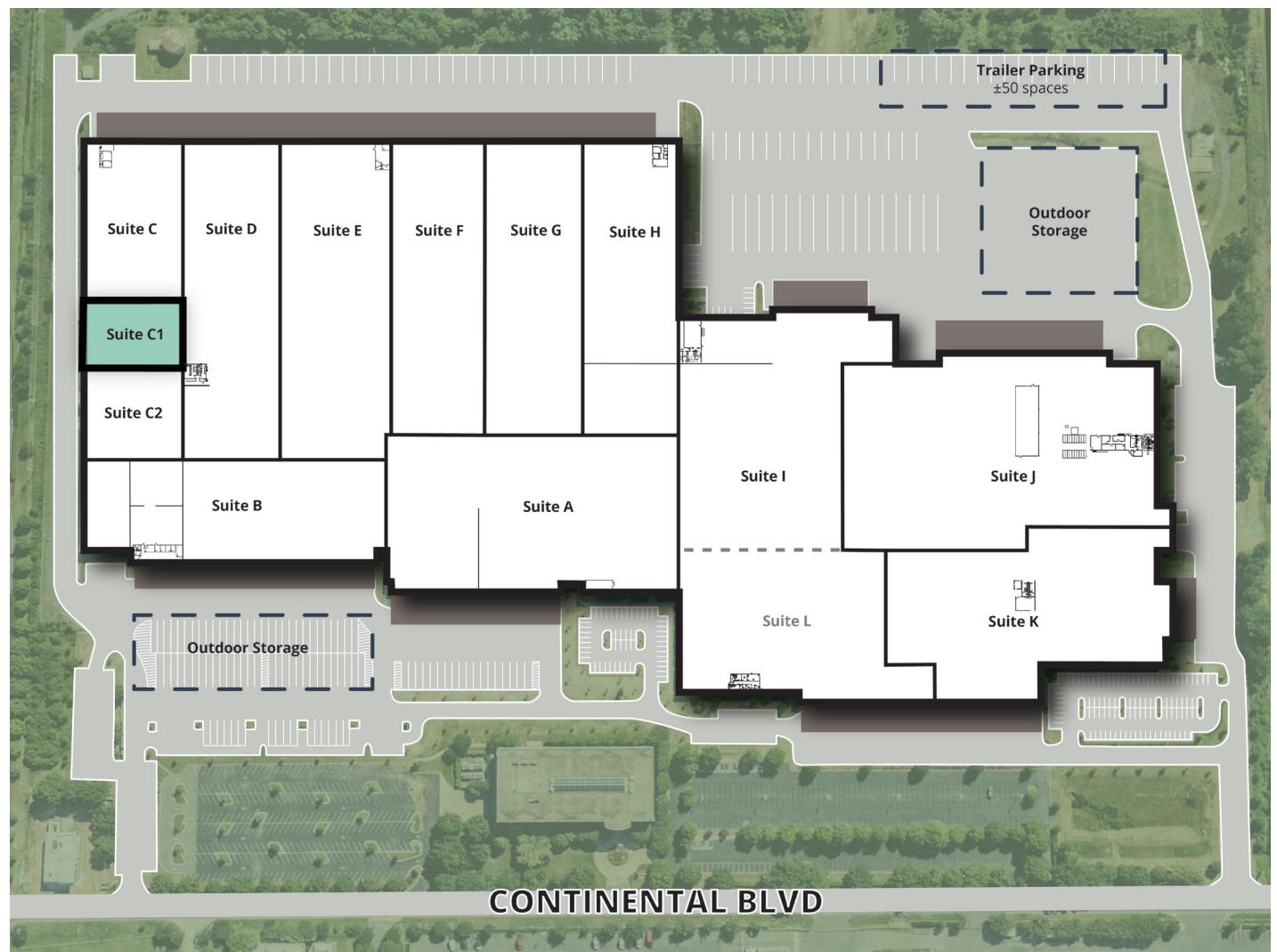
TOTAL BUILDING SF
 $\pm 1,361,756$

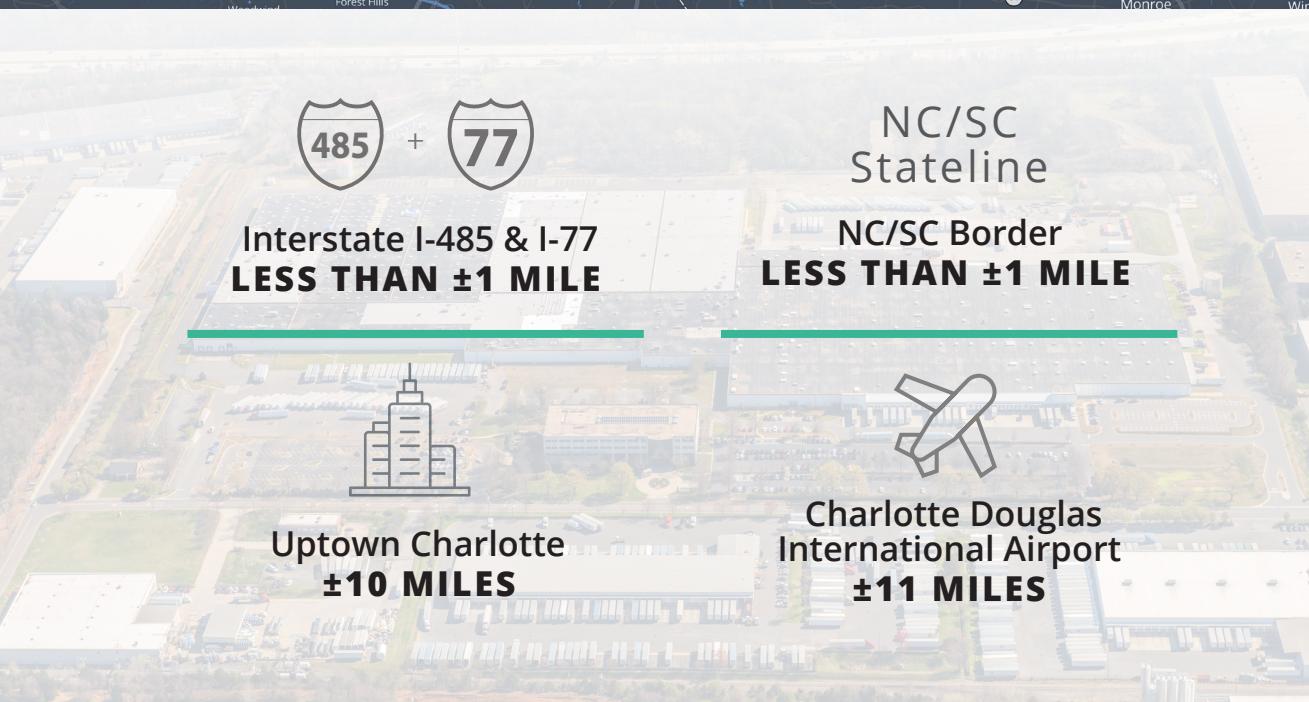


ZONING
ML-2



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

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