



1900 CONTINENTAL BLVD | CHARLOTTE, NC 28273



±123,000 SF

SUITE K



LM REAL ESTATE
PARTNERS

**AVISON
YOUNG**

SUITE K

1900 CONTINENTAL BLVD | CHARLOTTE, NC 28273

PROPERTY SPECIFICATIONS

Address 1900-K Continental Blvd. Charlotte, NC

Available SF ±123,000 sf

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

Office Space Warehouse Office: ±1,340 sf
Retail/City Counter Office: ±1,332 sf
Total Office Space: ±2,672 sf

Column Spacing 42' x 42'

Fire Protection ESFR

Lighting LED

Dock High Doors Eighteen (18)

Drive-In Doors One (1)

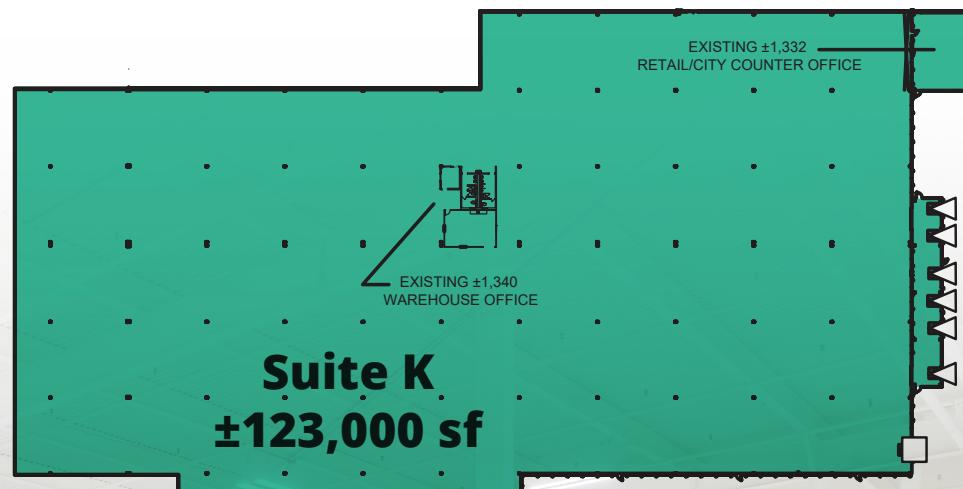
Zoning ML-2



**DOCK HIGH
DOOR**



**DRIVE-IN
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



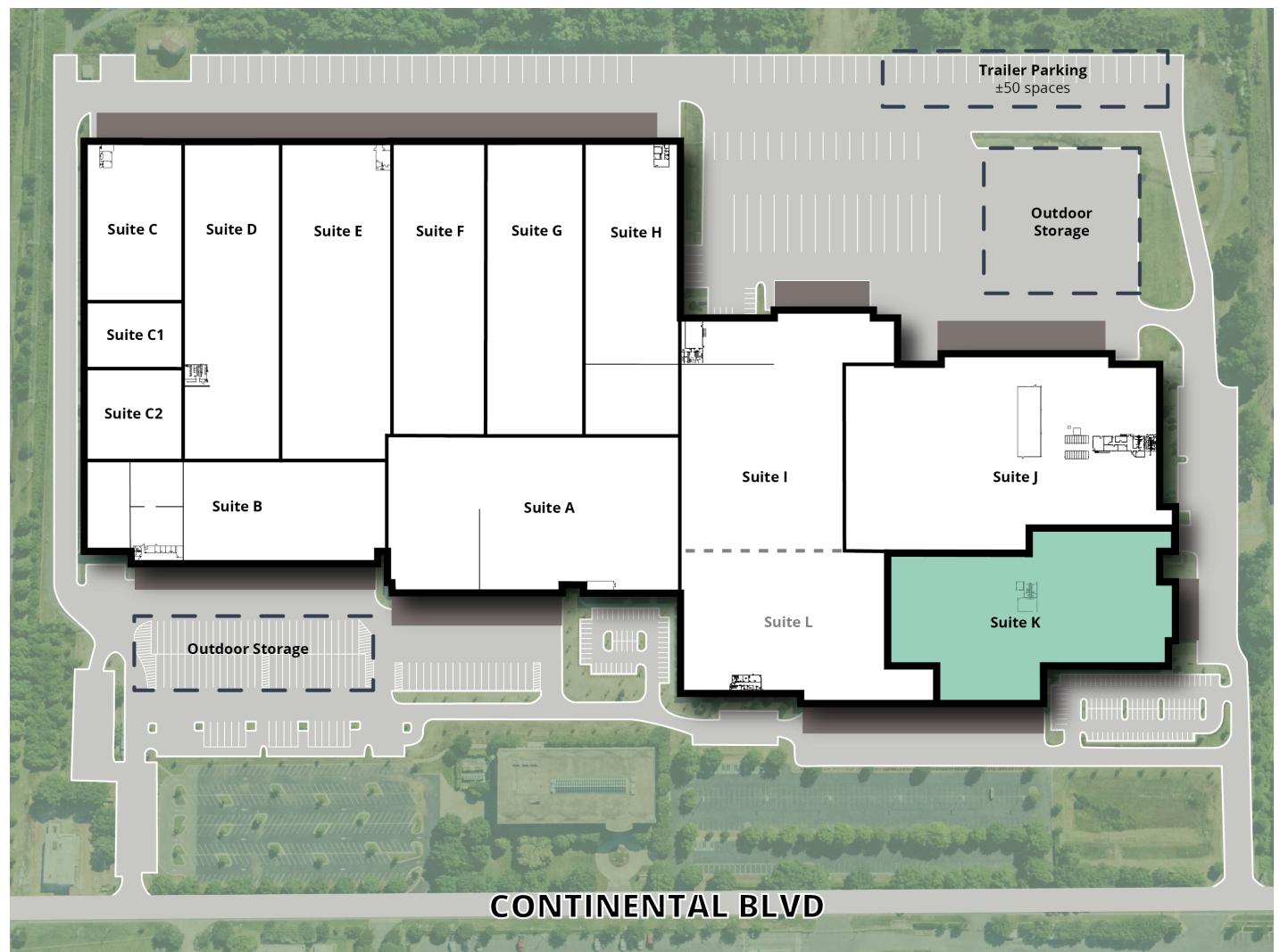
TOTAL BUILDING SF
 $\pm 1,361,756$

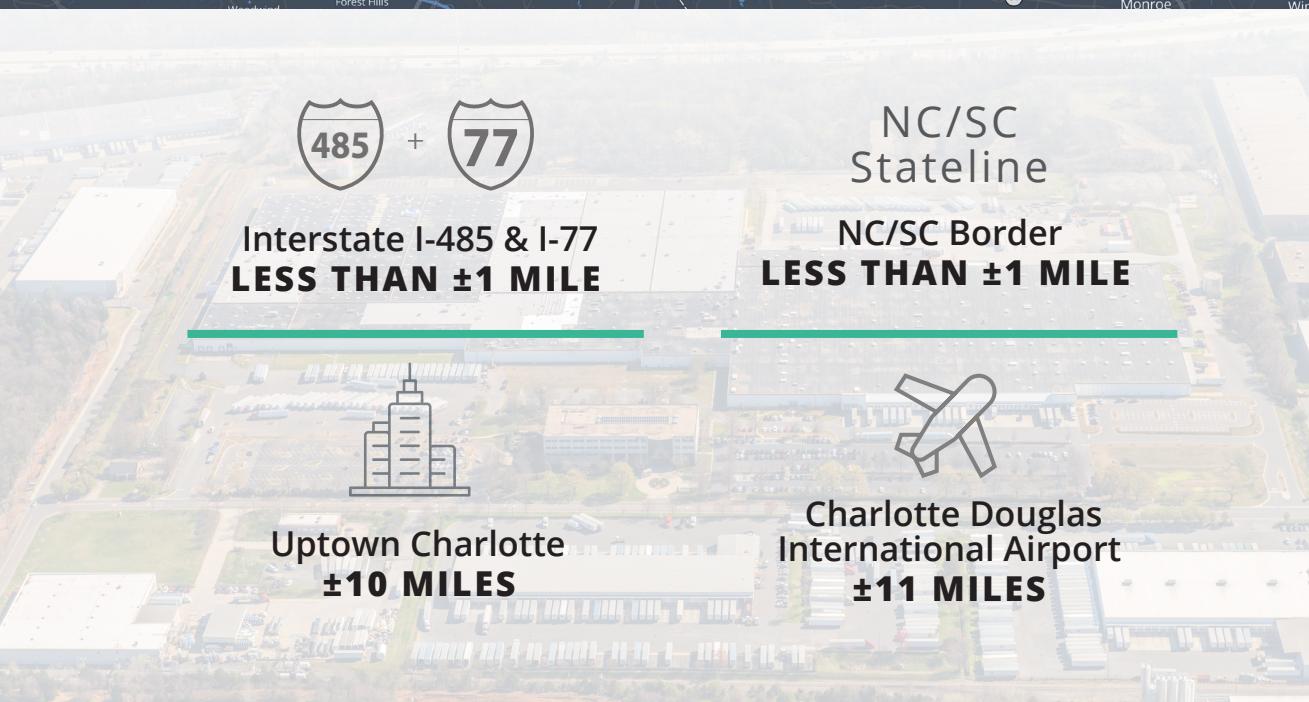


ZONING
ML-2



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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