



PREMIER

DISTRIBUTION CENTER

1900 CONTINENTAL BLVD | CHARLOTTE, NC 28273



± 98,702 - 213,783 SF

SUITE I



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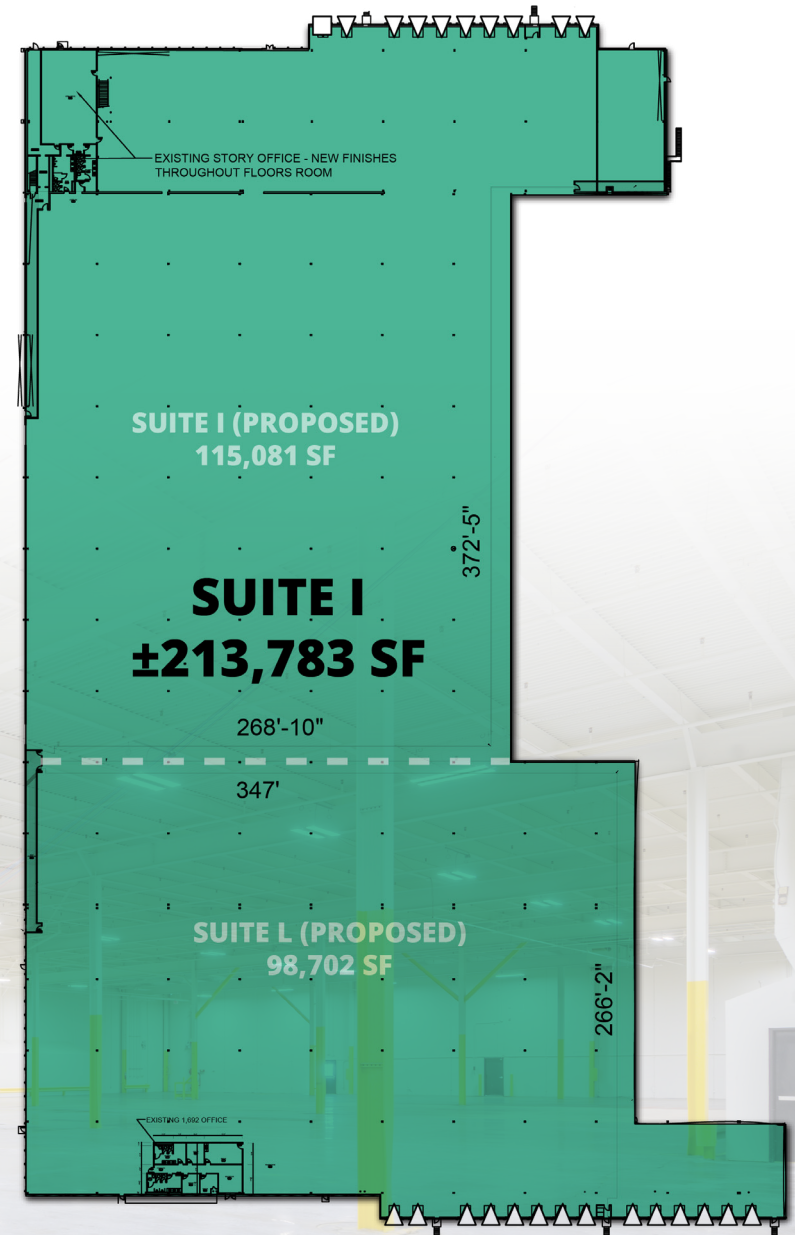
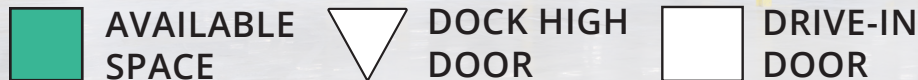
AVISON
YOUNG

SUITE I

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PROPERTY SPECIFICATIONS

Address	1900-I Continental Blvd Charlotte, NC
Available SF	±98,702 - 213,783 sf
Demising Option	Proposed Suite I: ±115,081 sf Proposed Suite L: ±98,702 sf
Clear Height	24' below the joists; 22' below the girders
Office Space	±1,692 - 5,000 sf plus mezzanine office
Fire Protection	ESFR
Lighting	LED
Loading	Cross-dock configuration
Dock High Doors	Twenty-three (23)
Drive-In Doors	One (1)
Zoning	ML-2



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

$\pm 1,361,756$



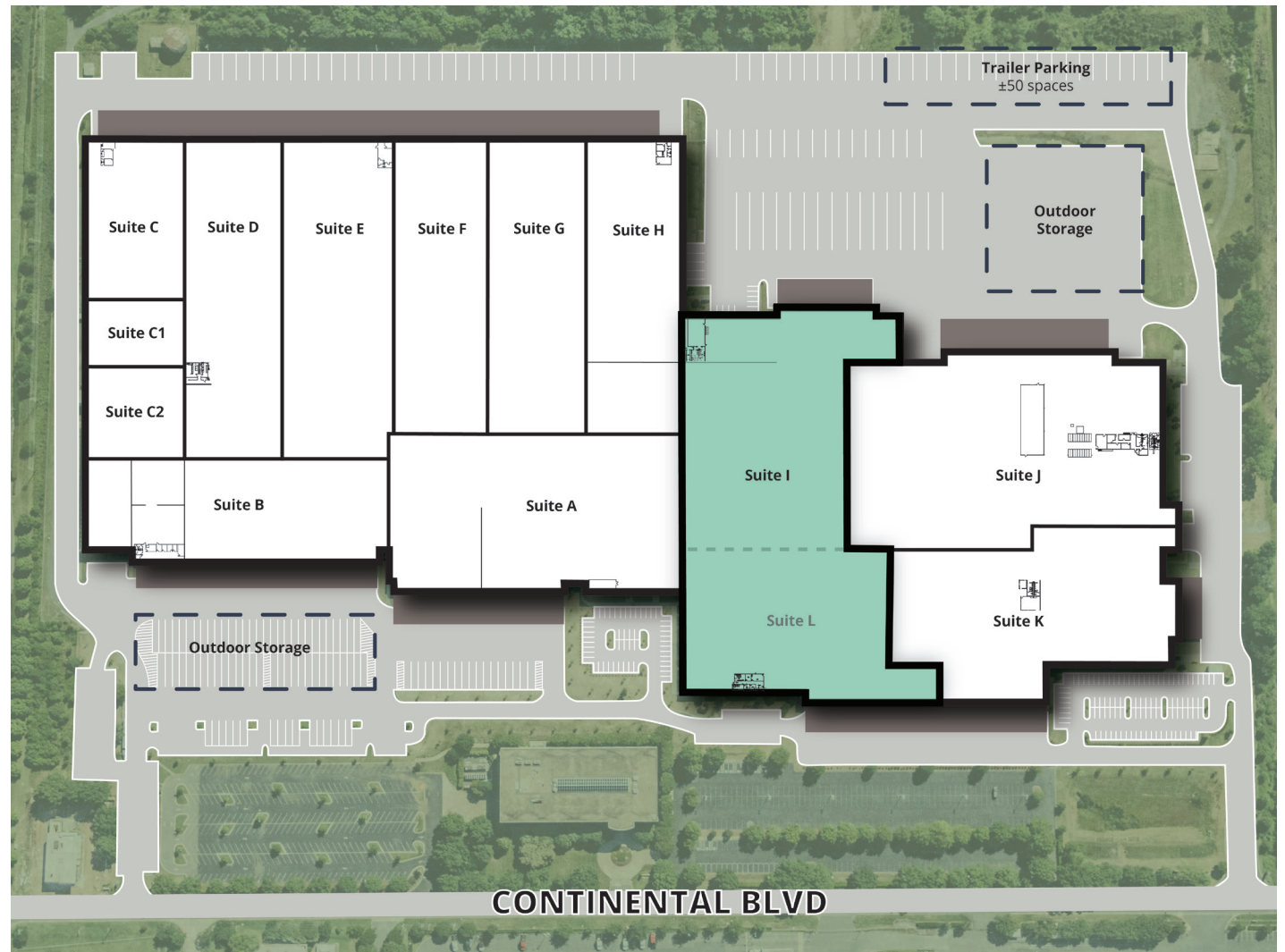
ZONING

ML-2



YEAR BUILT

1966 (recently renovated)



LOCATION OVERVIEW



FOR MORE INFORMATION:

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

NC/SC
Stateline

NC/SC Border
LESS THAN ±1 MILE



Uptown Charlotte
±10 MILES



Charlotte Douglas
International Airport
±11 MILES

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