



PREMIER

DISTRIBUTION CENTER

1900 CONTINENTAL BLVD | CHARLOTTE, NC 28273



± 24,997 SF

SUITE C1



LM REAL ESTATE
PARTNERS

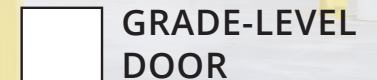
AVISON
YOUNG

SUITE C1

1900 CONTINENTAL BLVD | CHARLOTTE, NC 28273

PROPERTY SPECIFICATIONS

Address	1900-C1 Continental Blvd Charlotte, NC
Available SF	±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



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

$\pm 1,361,756$



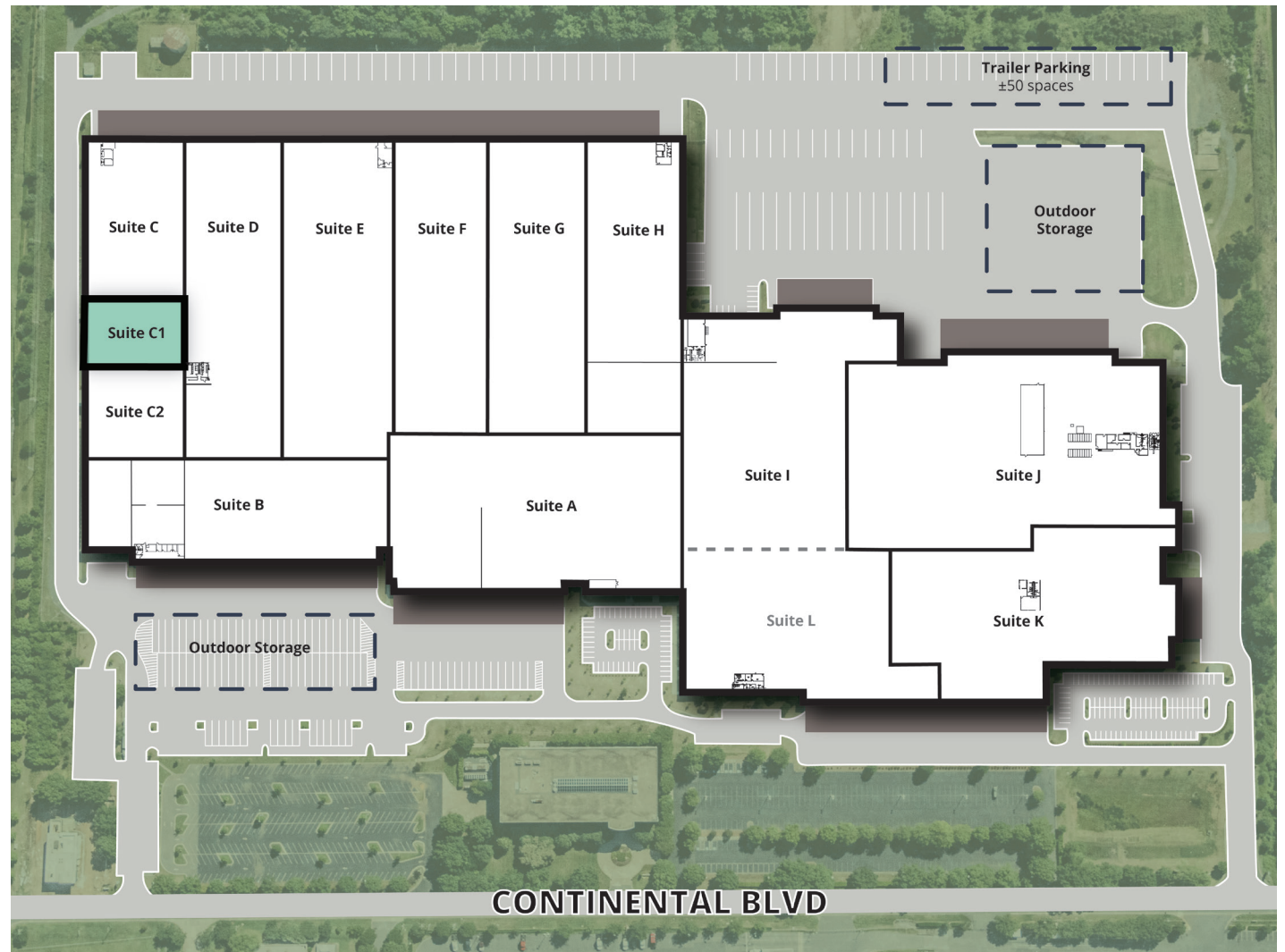
ZONING

ML-2



YEAR BUILT

1966 (recently renovated)



LOCATION OVERVIEW

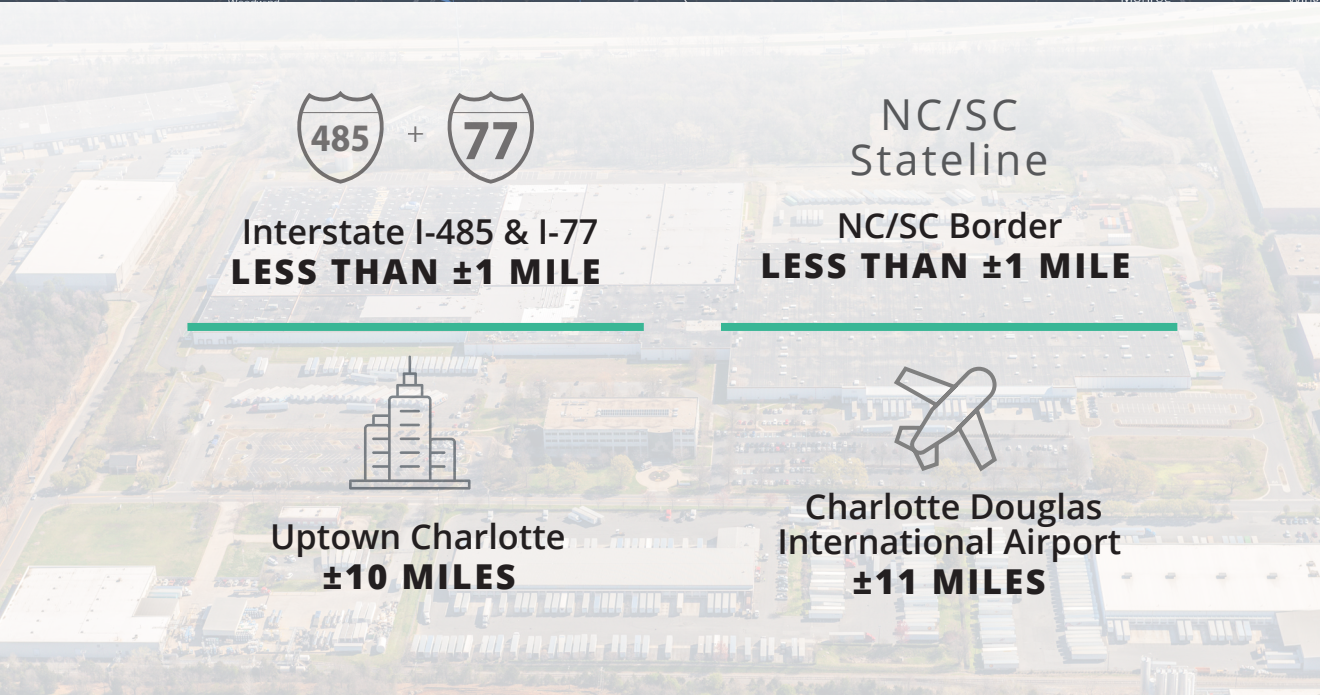


FOR MORE INFORMATION:

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

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

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



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



LM REAL ESTATE
PARTNERS