



1900 CONTINENTAL BLVD | CHARLOTTE, NC 28273



**± 93,544 SF**  
**SUITE F**



LM REAL ESTATE  
PARTNERS

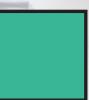
**AVISON  
YOUNG**

# SUITE F

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## PROPERTY SPECIFICATIONS

<b>Address</b>	1900-F Continental Blvd Charlotte, NC
<b>Available SF</b>	±93,544 sf
<b>Clear Height</b>	24' below the joists; 22' below the girders
<b>Office Space</b>	BTS
<b>Column Spacing</b>	42' x 42'
<b>Fire Protection</b>	ESFR
<b>Lighting</b>	LED
<b>Loading</b>	Front load
<b>Dock Positions</b>	Eight (8)
<b>Zoning</b>	ML-2



AVAILABLE  
SPACE



DOCK HIGH  
DOOR



# SITE PLAN

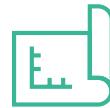
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Avison Young is pleased to offer 1900 Continental Blvd, or Premier Distribution Center available for lease. The  $\pm 1,360,000$  sf building was built in 1966 and has recently been renovated. Located in one of Charlotte's most popular industrial submarkets,

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**  
 $\pm 68$  acres



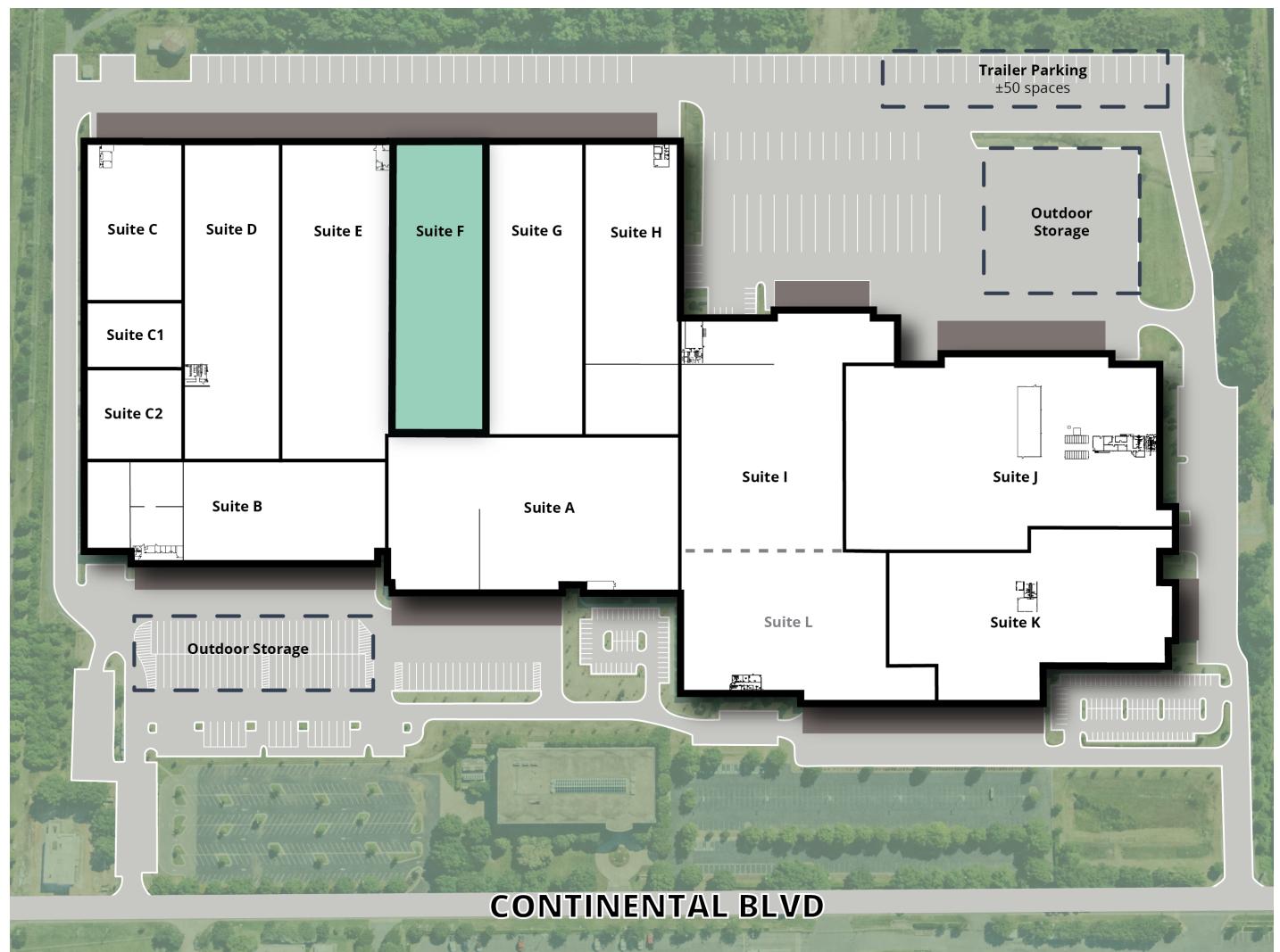
**TOTAL BUILDING SF**  
 $\pm 1,361,756$

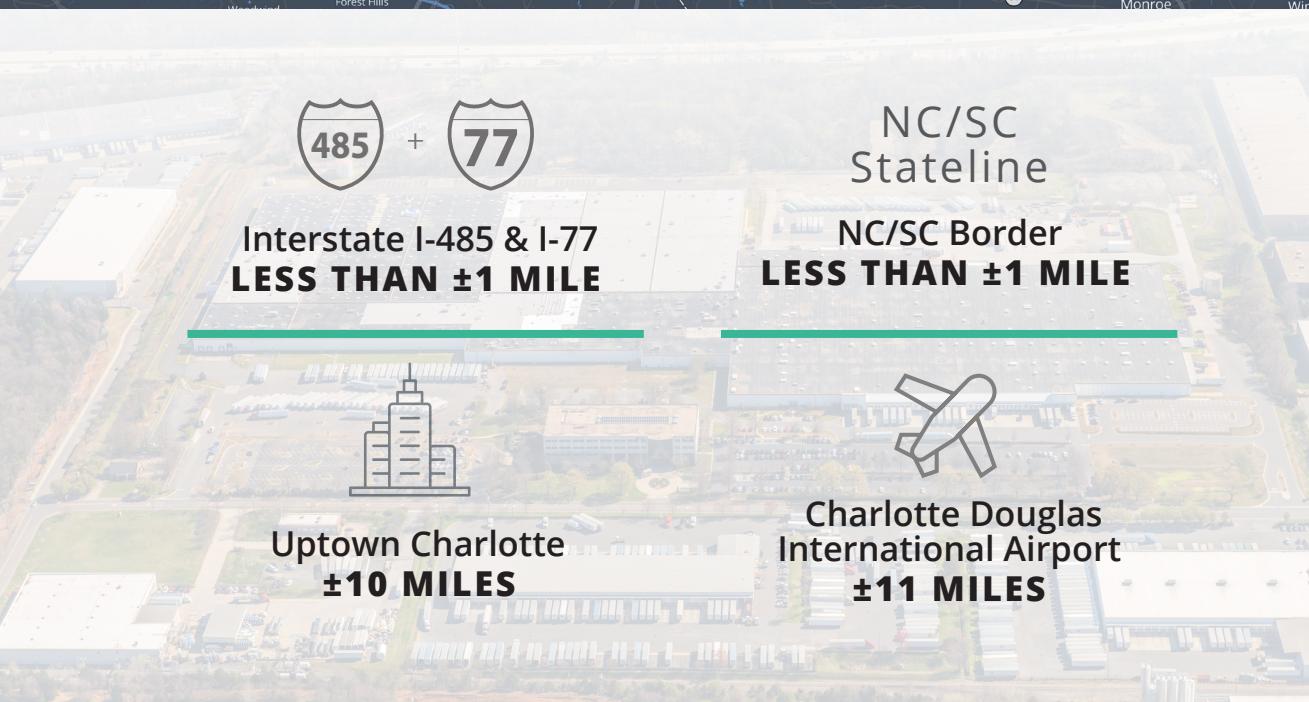


**ZONING**  
ML-2



**YEAR BUILT**  
1966 (recently renovated)





# LOCATION OVERVIEW



**PREMIER**  
DISTRIBUTION CENTER



Interstate I-485 & I-77  
**LESS THAN  $\pm 1$  MILE**



Uptown Charlotte  
 **$\pm 10$  MILES**

NC/SC  
Stateline  
NC/SC Border  
**LESS THAN  $\pm 1$  MILE**



Charlotte Douglas  
International Airport  
 **$\pm 11$  MILES**

## FOR MORE INFORMATION:

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