



# PREMIER

DISTRIBUTION CENTER

1900 CONTINENTAL BLVD | CHARLOTTE, NC 28273



**± 179,997 SF**

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**SUITE J**



LM REAL ESTATE  
PARTNERS

AVISON  
YOUNG

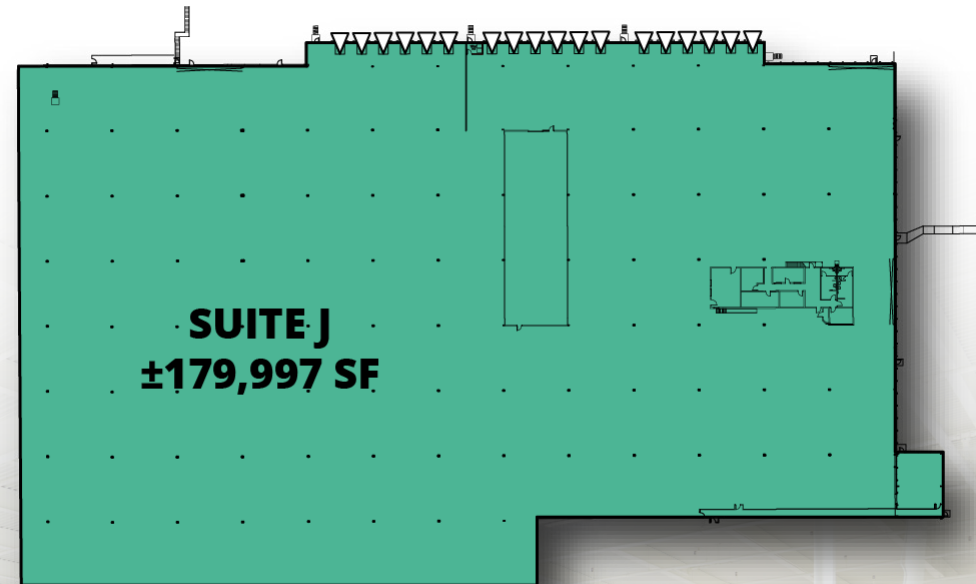
# SUITE J

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 **FENCED OUTDOOR  
STORAGE AVAILABLE**

## PROPERTY SPECIFICATIONS

<b>Address</b>	1900-J Continental Blvd Charlotte, NC
<b>Available SF</b>	±179,997 sf
<b>Outside Storage / Trailer Parking</b>	±2.5 AC
<b>Office Space</b>	±2,509 sf
<b>Clear Height</b>	24' below the joists; 22' below the girders
<b>Column Spacing</b>	42' x 42'
<b>Fire Protection</b>	ESFR
<b>Lighting</b>	LED
<b>Loading</b>	Front configuration
<b>Dock High Doors</b>	Eighteen (18) with pit-levelers
<b>Zoning</b>	ML-2
<b>Availability</b>	11/1/2026



 **AVAILABLE  
SPACE**

 **DOCK HIGH  
DOOR**

# 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

$\pm 68$  acres



## TOTAL BUILDING SF

$\pm 1,361,756$



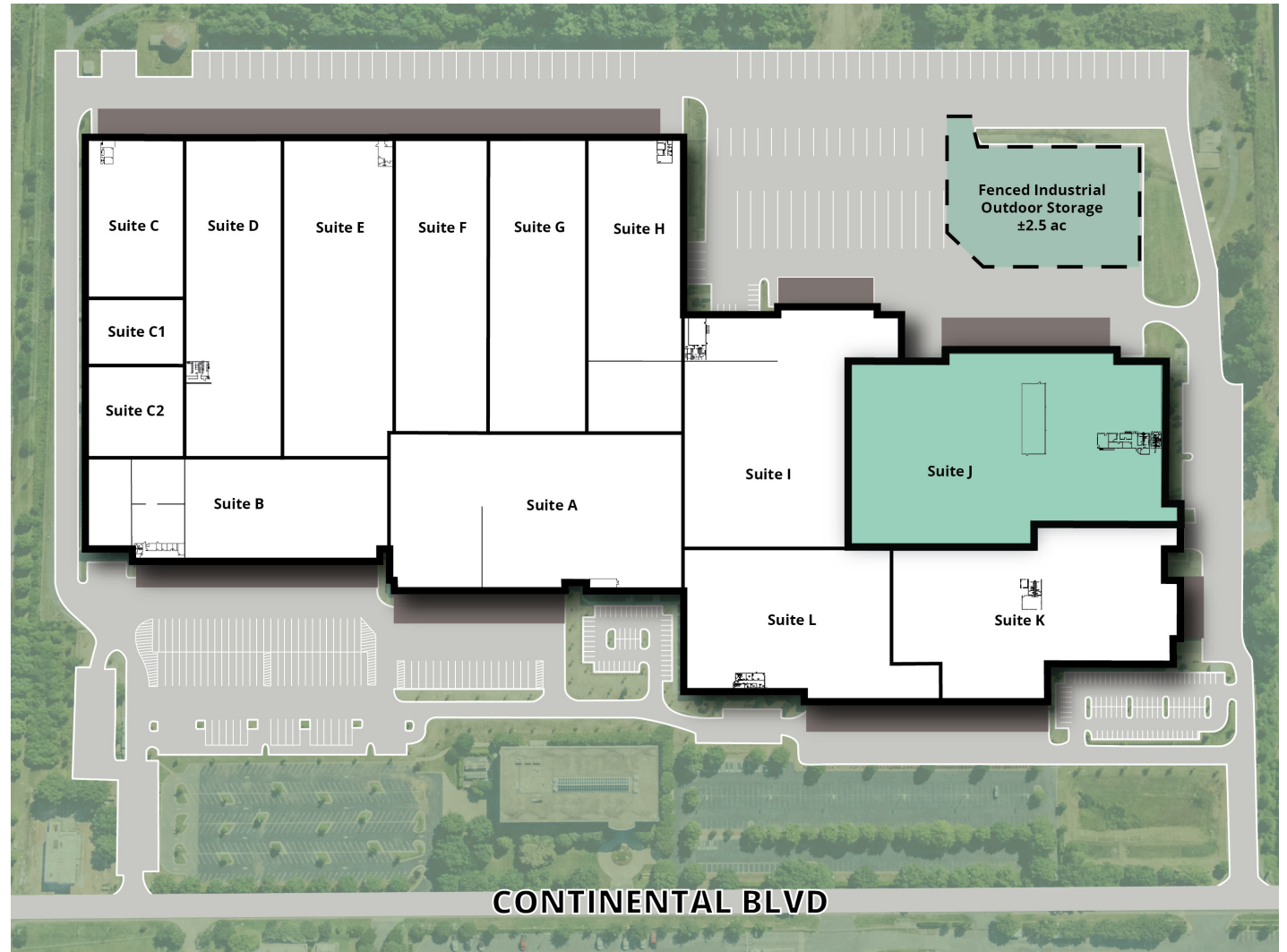
## ZONING

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**

**AVISON  
YOUNG**



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PARTNERS