



# PREMIER

DISTRIBUTION CENTER

1900 CONTINENTAL BLVD | CHARLOTTE, NC 28273



**±123,000 SF**

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**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'

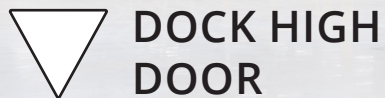
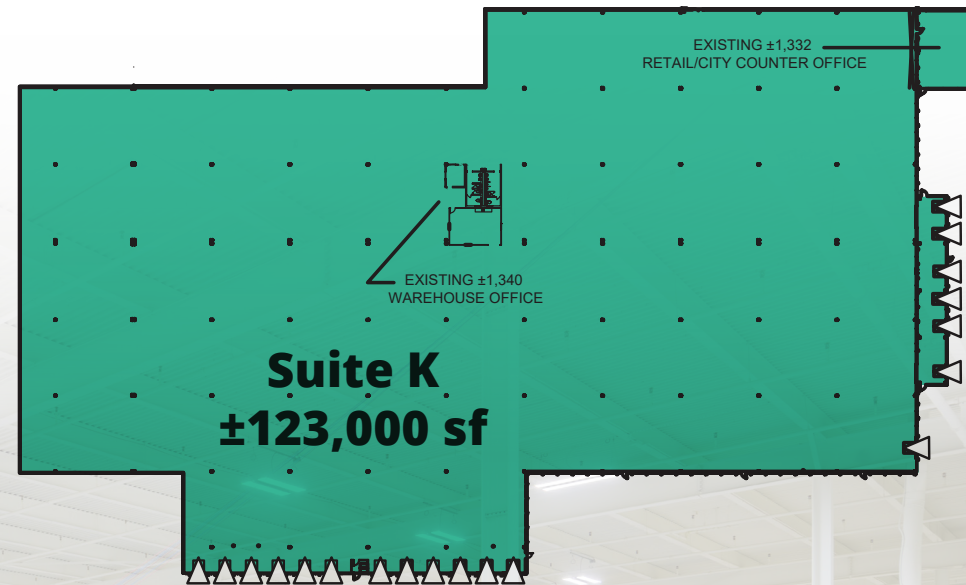
**Fire Protection** ESFR

**Lighting** LED

**Dock High Doors** Nineteen (19)

**Drive-In Doors** None

**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

$\pm 68$  acres



## TOTAL BUILDING SF

$\pm 1,361,756$



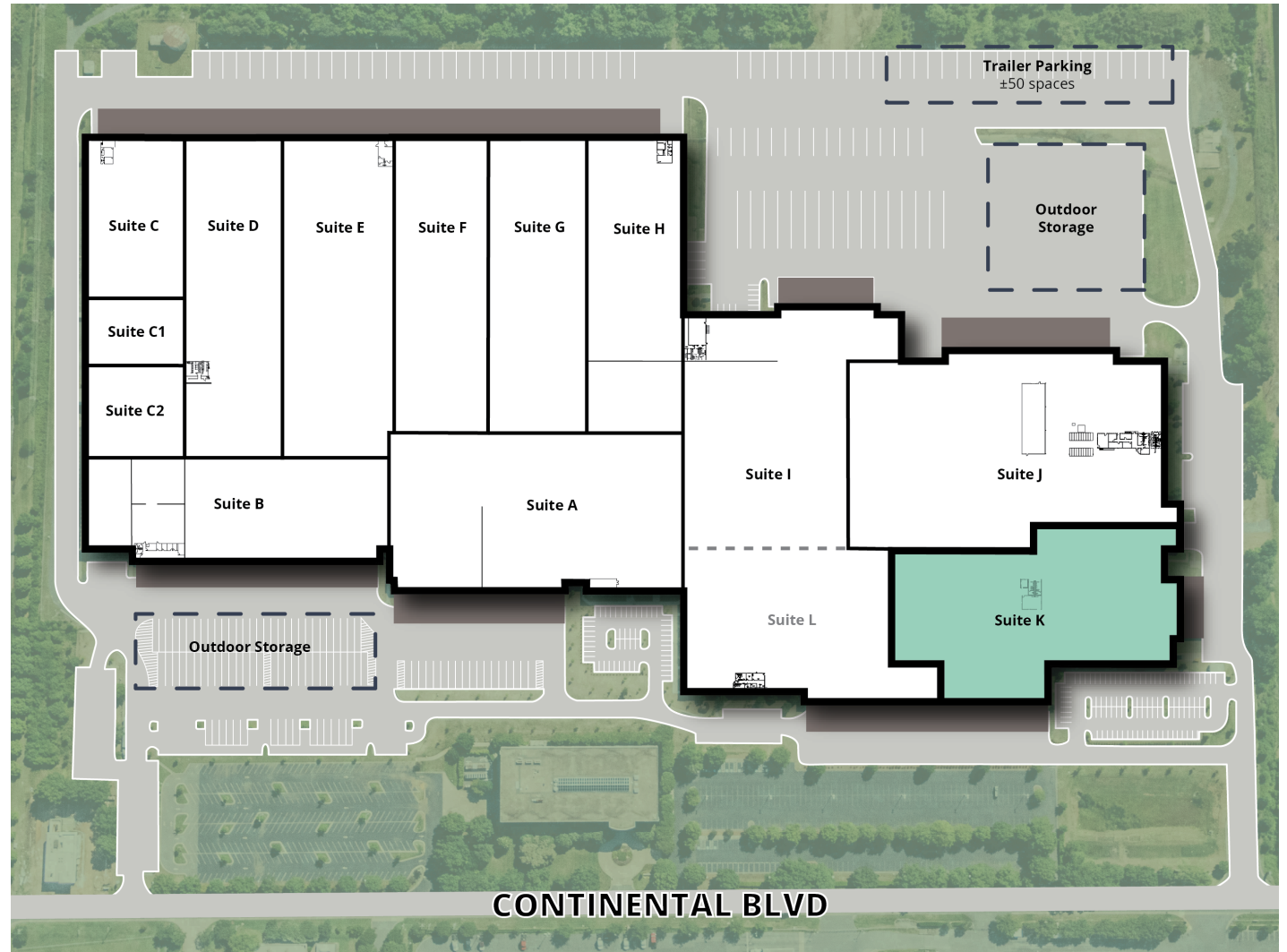
## ZONING

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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