

374,220 SF
Available for Lease

Available Q3 2025



Constellation 485 South

1850 Continental Boulevard, Charlotte, NC 28273



Building Total.....374,220 SF

- Excellent access to multiple interstate interchanges, great visibility from I-485, as well as excellent local and regional distribution capability with signage/marketing opportunities
- Proximity to major thoroughfares (2 miles or less to both Interstate 485 and Interstate 77) as well as 3.5 miles to the I-77/I-485 interchange. Constellation Continental is located 6.5 miles from Charlotte's airport and 10.6 miles from Downtown Charlotte
- Premium product in a constrained warehouse submarket where rooftop expansion and consumption continue to surge
- Green features including LEED certified design, LED lights, and conduit for EV charging

125K to 374K
SF available

<2 miles from key
transportation arteries
(Interstate 485 and
Interstate 77)

36'
Clear height

Deep labor supply
and substantial
households nearby



A Development of
constellation
real estate partners

This information has been obtained from sources deemed to be reliable, however, cannot be warranted nor form any part of any future contract. All parties should conduct a careful, independent investigation of the project to verify all information.

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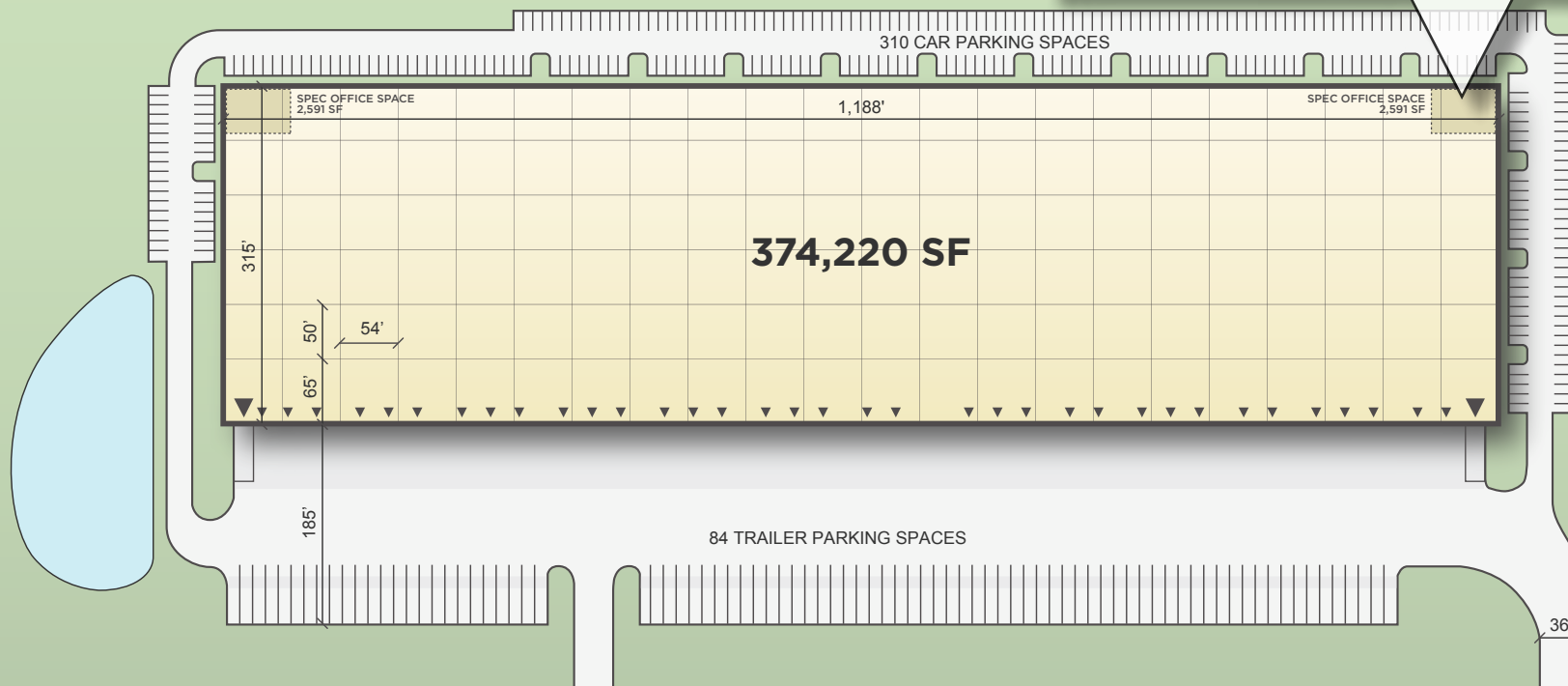
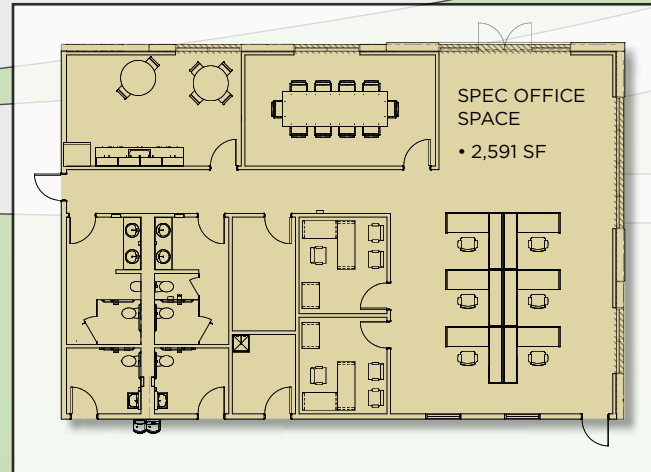
INNER



OUTER

BUILDING DETAILS

- 374,220 SF
- Spec Office Buildout: 2,591 SF
- Rear Load (315' depth)
- 36' minimum clear height
- 65' speed bay
- 54' typical width
- 185' truck court with trailers
- 84 trailer parking spaces
- 310 parking spaces



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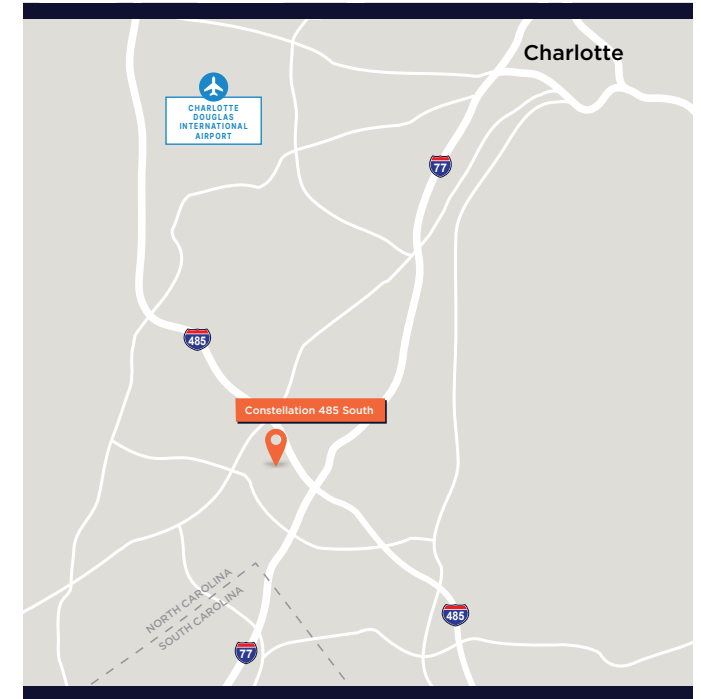
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