

LAKEMONT WEST BUSINESS PARK

CHARLOTTE, NORTH CAROLINA

13321-H Carowinds Blvd

Charlotte, NC 28273



±20,008 SF Industrial Space Available For Lease at Lakemont West

Lakemont West Business Park consists of eight Class-A industrial buildings totaling ±1,009,234 square feet. It covers ±85.3 acres and includes anchor tenants such as Sunbelt Rentals, Productiv, and Big Sky Fulfillment.

Located within close proximity to the I-485 / I-77 interchange, the Park offers quick and convenient access to highly efficient interstate systems.



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Abby Rights

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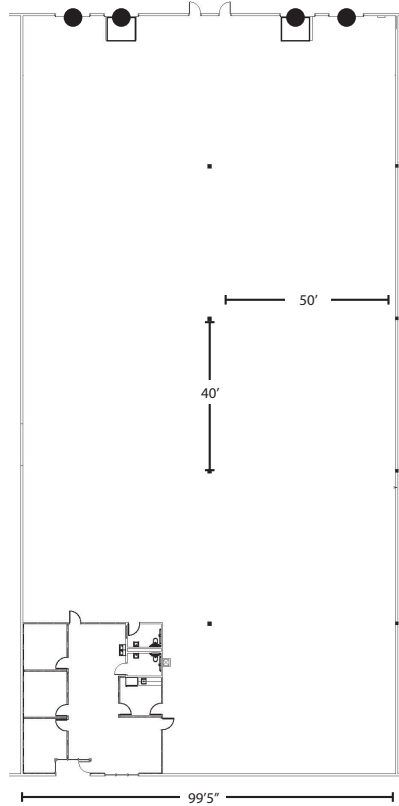
**AVISON
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±20,008 SF INDUSTRIAL SPACE AVAILABLE

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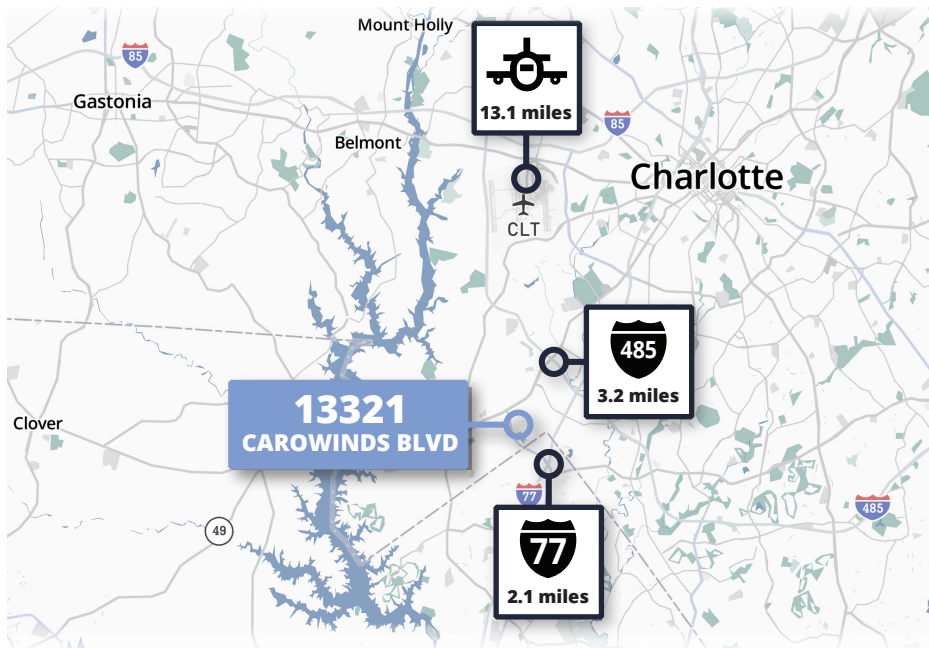
Property Specifications

Building SF:	±100,000 sf
Available SF:	±20,008 sf
Est. Office SF:	±1,514 sf
Year Built:	1998
Zoning:	ML-1
Clear Height:	24'
Column Spacing:	50' x 40'
Sprinklers:	ESFR
Warehouse Lights:	T-5
Warehouse HVAC:	Two (2) 25-Ton Units
Construction:	Concrete tilt-up
Floor:	6", 4,000 PSI
Dock High Doors:	Four (4) dock high doors with two (2) pit-levelers
Availability:	Available immediately



FLOOR PLAN KEY

- Dock High Door
- ◻ Dock High Door With Pit-Leveler



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