

LAKEMONT WEST BUSINESS PARK

CHARLOTTE, NORTH CAROLINA

13827-A&E Carowinds Blvd

Charlotte, NC 28273



±88,000 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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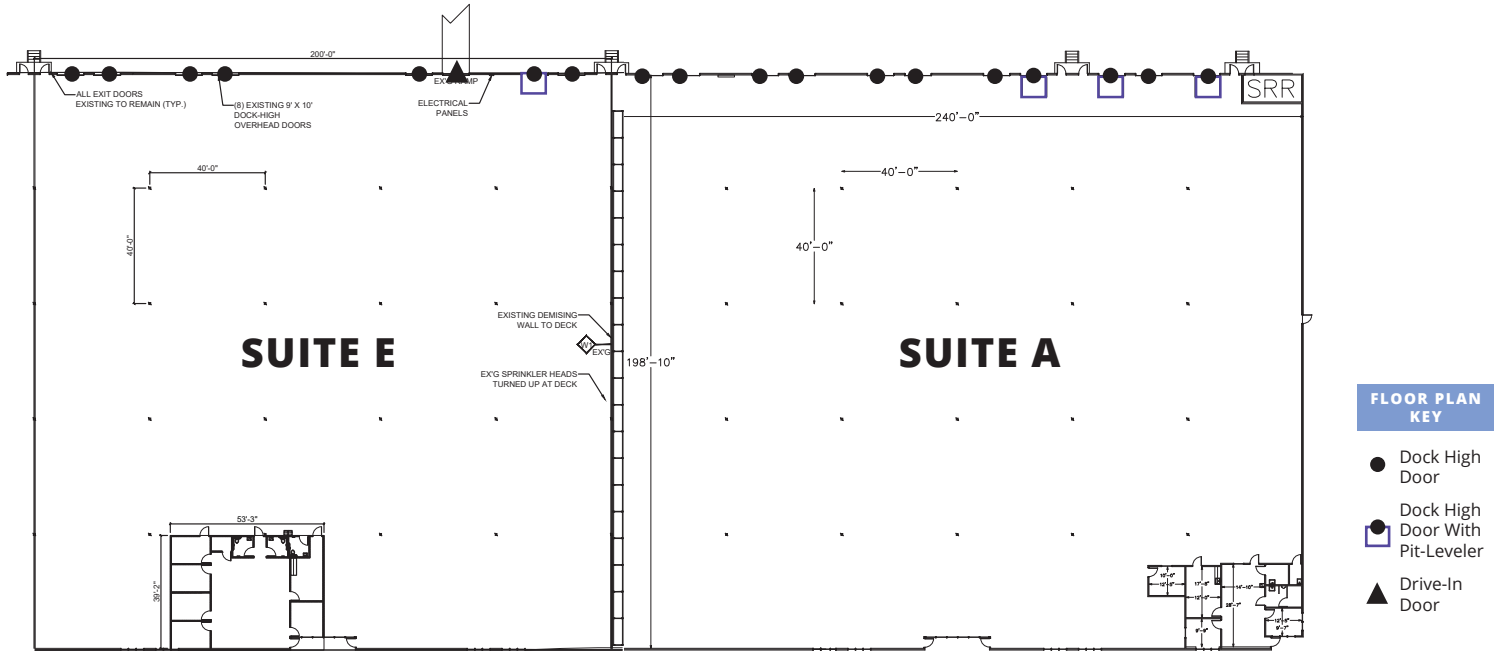
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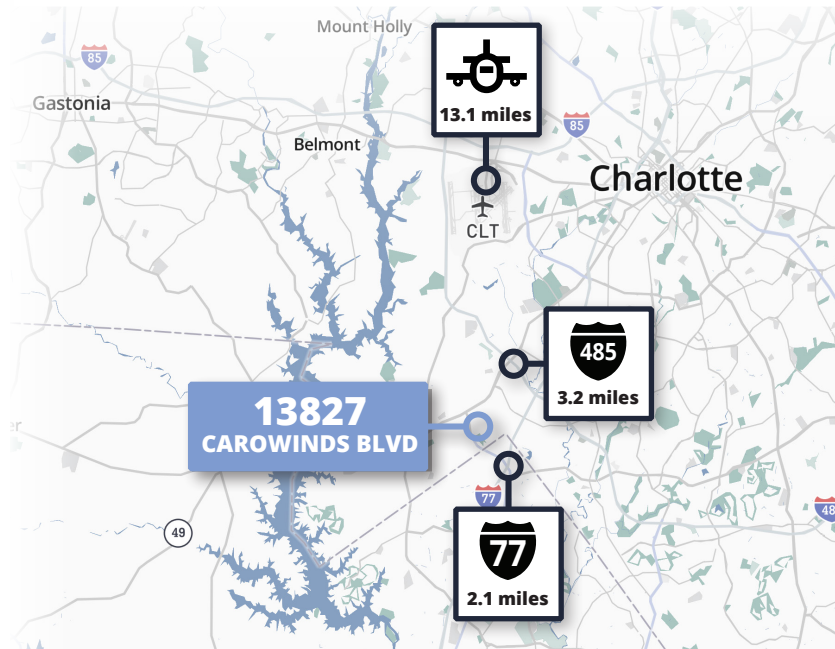
±88,000 SF INDUSTRIAL SPACE AVAILABLE

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Property Specifications

| | |
|--------------------------|--|
| Building SF: | ±136,000 sf |
| Available SF: | ±88,000 sf |
| Est. Office SF: | ±3,425 sf |
| Year Built: | 1998 |
| Zoning: | ML-1 |
| Clear Height: | 24' |
| Dock High Doors: | 18 (9' x 10') with 4 mechanical pit-levelers |
| Drive-In Doors: | One (1) |
| Column Spacing: | 40' x 40' |
| HVAC: | ±48,000 sf warehouse conditioned |
| Sprinklers: | ESFR |
| Warehouse Lights: | T8 |
| Construction: | Concrete tilt-up |
| Floor: | 6" reinforced concrete |



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