

LAKEMONT WEST
BUSINESS PARK

CHARLOTTE, NORTH CAROLINA

13833-P Carowinds Blvd

Charlotte, NC 28273



±64,372 SF
INDUSTRIAL SPACE
AVAILABLE FOR LEASE

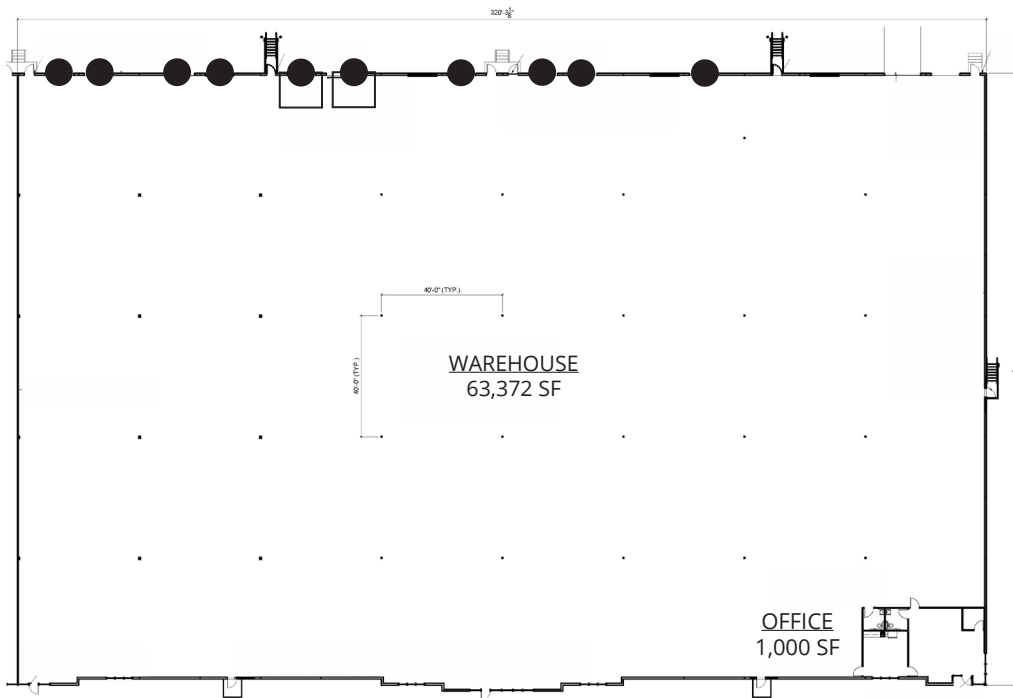


Lakemont West Business Park consists of eight Class-A industrial buildings totaling ±1,009,234 square feet. It covers ±85.3 acres and includes anchor tenants such as Sunbelt Rentals, Productiv, and Big Sky Fulfillment.

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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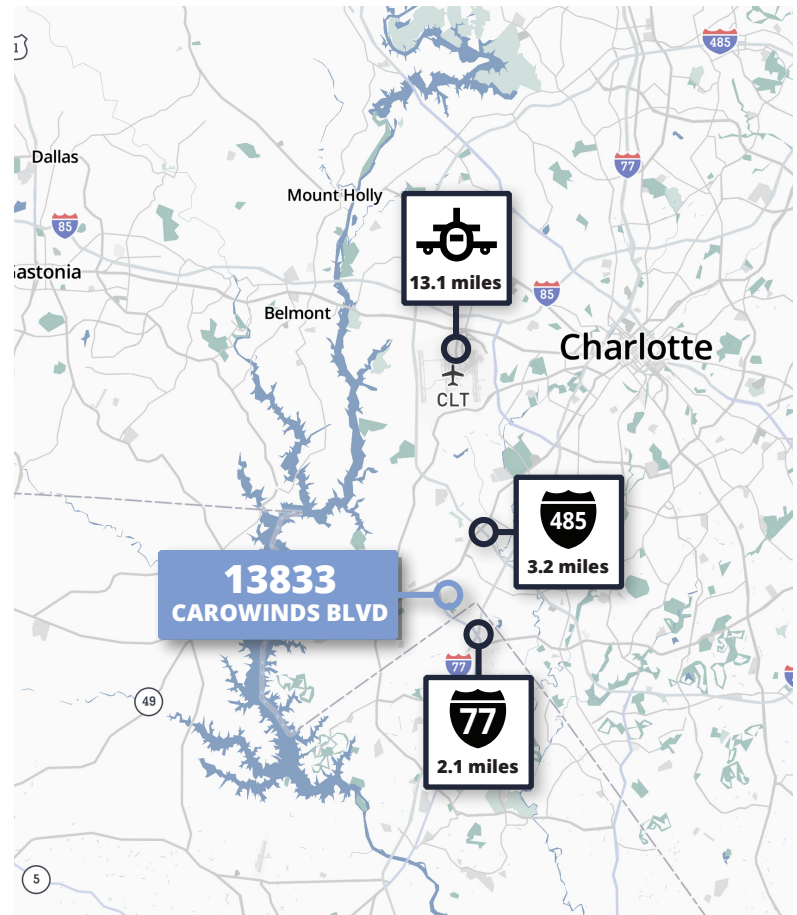


FLOOR PLAN KEY

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

PROPERTY SPECIFICATIONS

Total Building SF:	±152,719 sf
Available SF:	±64,372 sf
Office SF:	±1,000 sf
Year Built:	2001
Zoning:	ML-1
Clear Height:	24'
Dock High Doors:	Ten (10) with two (2) pit-levelers
Drive-In Doors:	One (1) 12' x 14' with ramp
Column Spacing:	40' x 40'
Sprinklers:	ESFR
Lighting:	LED
Power:	800 AMP, 480V
Construction:	Concrete tilt-up
Floor:	6" reinforced concrete
Availability:	1/1/2027



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