



LAKEMONT WEST
BUSINESS PARK

CHARLOTTE, NORTH CAROLINA

13827-A Carowinds Blvd

Charlotte, NC 28273



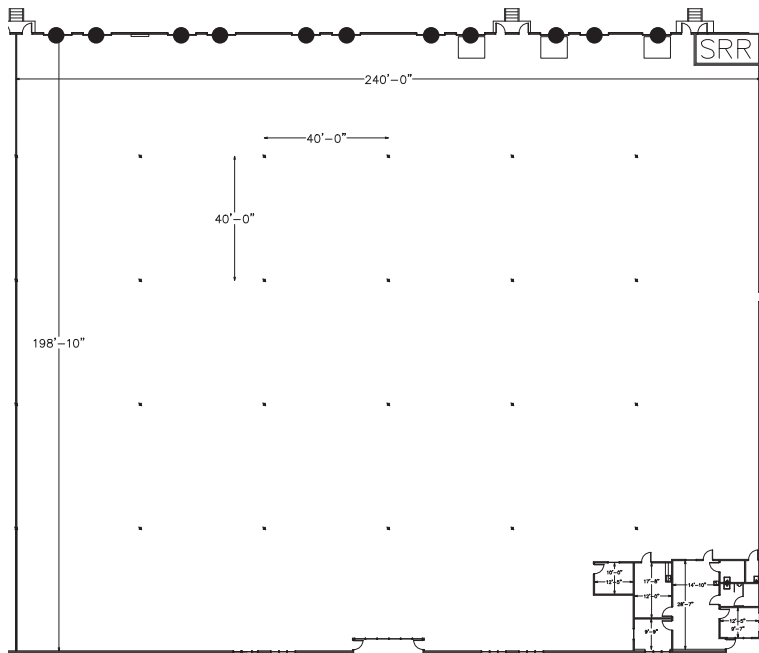
±48,000 SF
INDUSTRIAL SPACE
AVAILABLE FOR LEASE

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.

±48,000 SF INDUSTRIAL SPACE AVAILABLE

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FLOOR PLAN KEY

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



Property Specifications

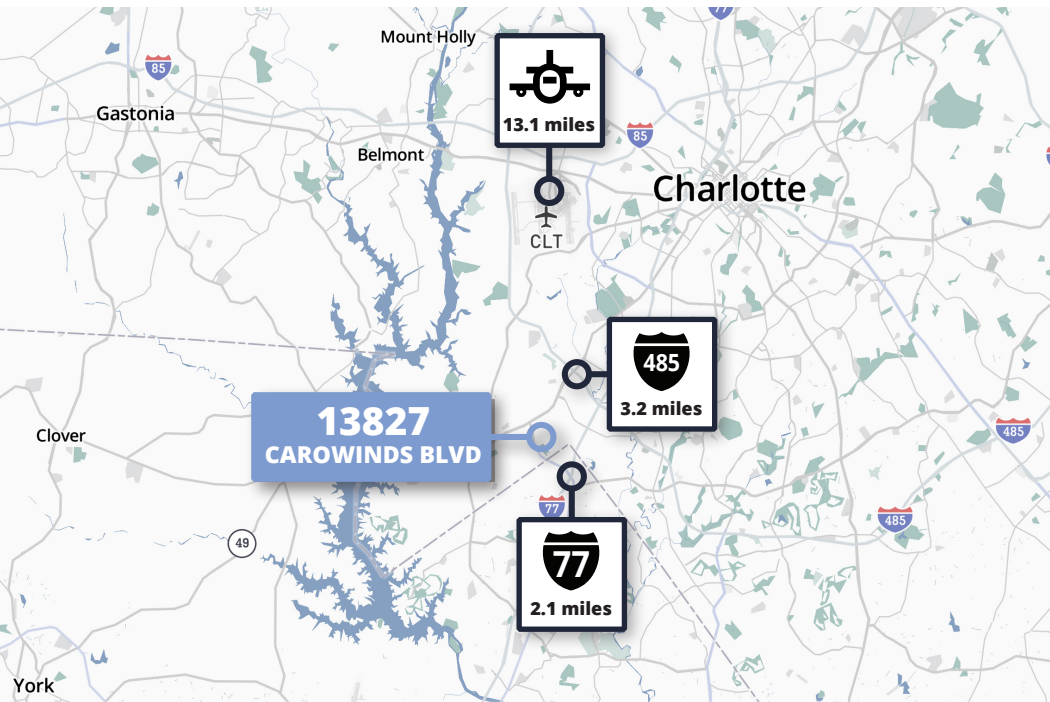
Building SF:	±136,000 sf	Column Spacing:	40' x 40'
Available SF:	±48,000 sf	Power:	600 amps
Est. Office SF:	±1,336 sf	HVAC:	100% conditioned
Year Built:	1998	Sprinklers:	ESFR
Zoning:	ML-1	Lighting:	LED
Clear Height:	24'	Construction:	Concrete tilt-up
Column Spacing:	40' x 40'	Floor:	6" reinforced concrete
Dock High Doors:	11 (9' x 10') with 3 mechanical pit-levelers	Availability:	Available Immediately

FOR MORE INFORMATION:

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