



LAKEMONT WEST
BUSINESS PARK

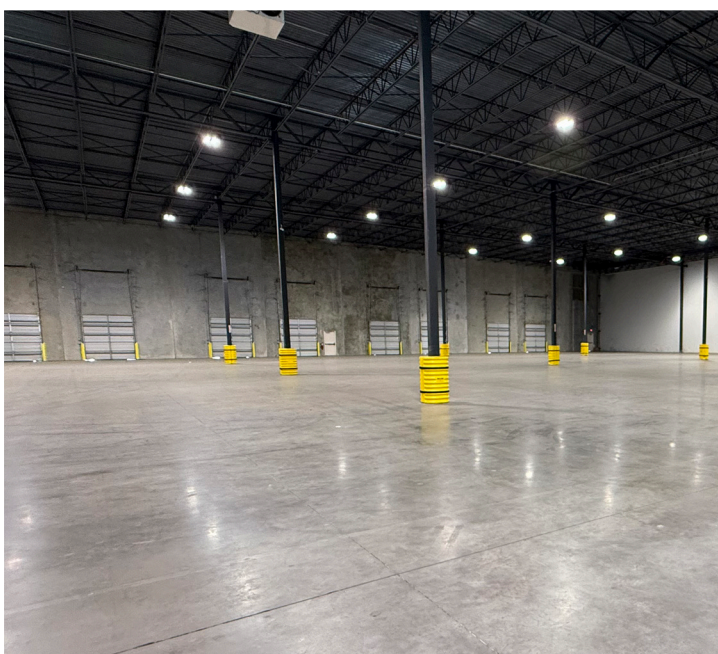
CHARLOTTE, NORTH CAROLINA

13327-B Carowinds Blvd

Charlotte, NC 28273



±39,600 SF
INDUSTRIAL SPACE
AVAILABLE FOR LEASE

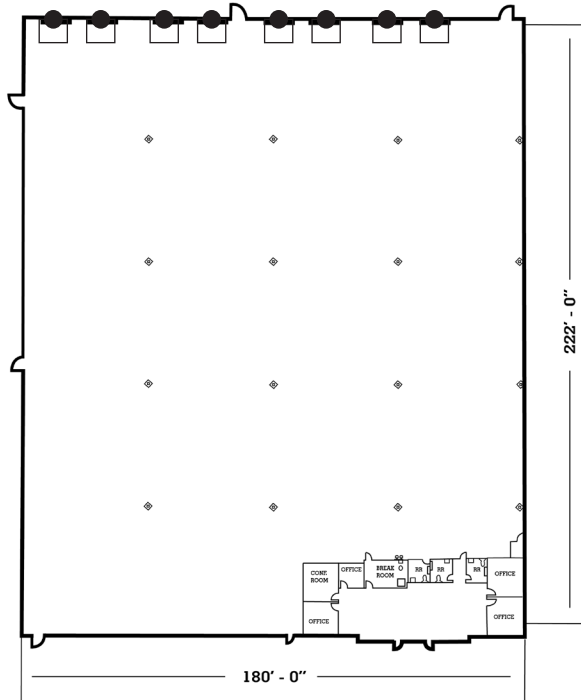


Lakemont West Business Park consists of eight Class-A industrial buildings totaling ±1,009,234 square feet. It covers ±85.3 acres and includes anchor tenants such as Sunbelt Rentals, Productiv, and Big Sky Fulfillment.


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

±39,600 SF INDUSTRIAL SPACE AVAILABLE

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FLOOR PLAN KEY

 Dock High Door With Pit-Leveler

Property Specifications

Building SF:	±162,800 sf	Column Spacing:	40' x 40'
Available SF:	±39,600 sf	Sprinklers:	ESFR
Est. Office SF:	±2,400 sf	Lighting:	LED
Year Built:	2017	Construction:	Concrete tilt-up
Zoning:	ML-1	Floor:	6" reinforced concrete
Clear Height:	30'	Availability:	Available immediately
Dock High Doors:	8 (9' x 10') with 8 pit-levelers		



FOR MORE INFORMATION:

Henry Lobb, SIOR

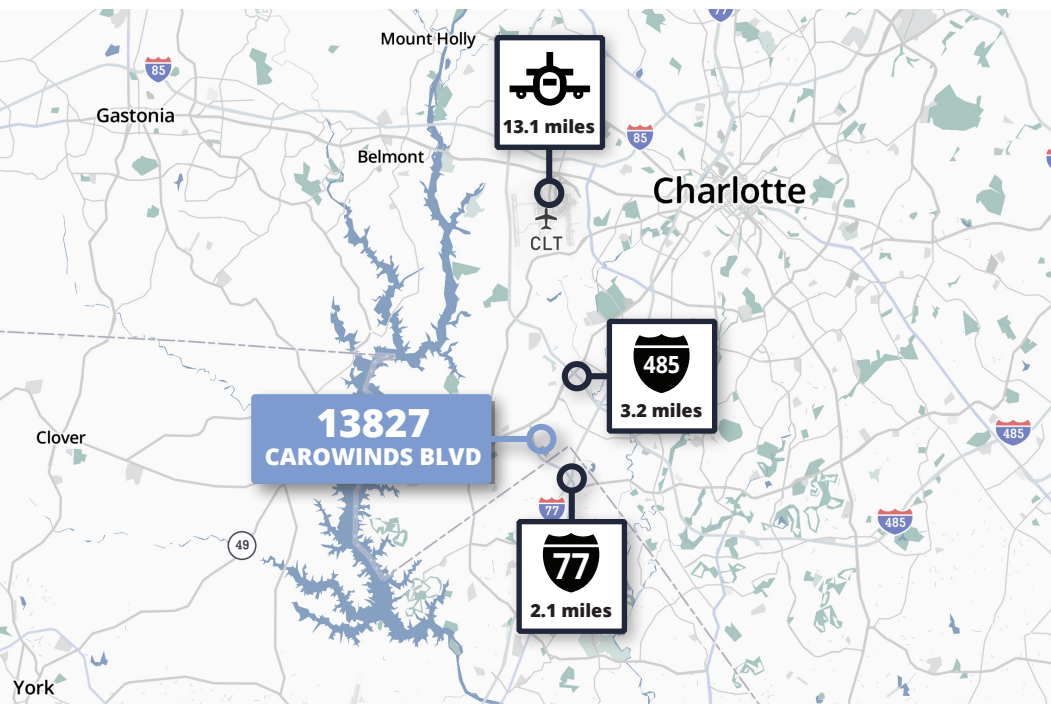
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**AVISON
YOUNG**