

LAKEMONT WEST BUSINESS PARK

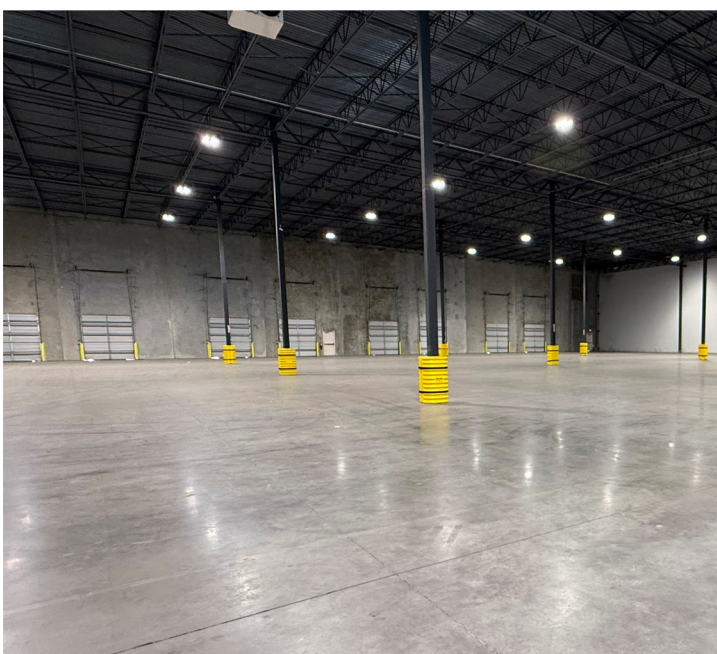
CHARLOTTE, NORTH CAROLINA

13327-B Carowinds Blvd

Charlotte, NC 28273



±39,600 SF **INDUSTRIAL SPACE** **AVAILABLE FOR LEASE**

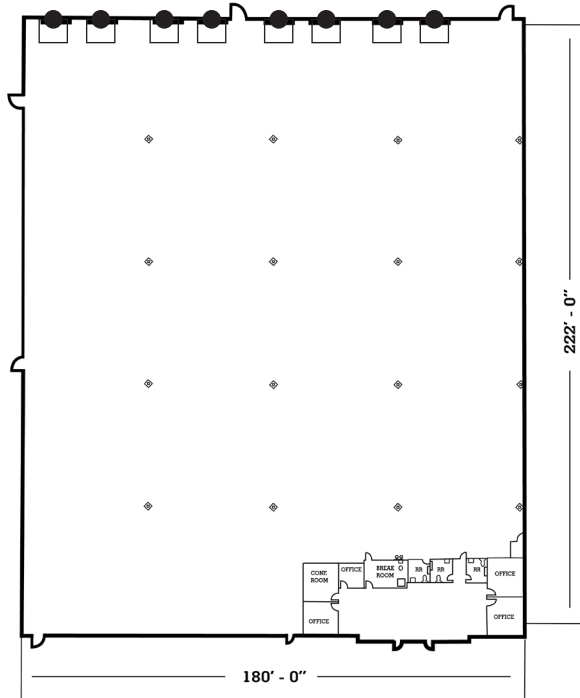


Lakemont West Business Park consists of eight Class-A industrial buildings totaling ±1,009,234 square feet. It covers ±85.3 acres and includes anchor tenants such as Sunbelt Rentals, Productiv, and Big Sky Fulfillment.

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

13327-B Carowinds Blvd | Charlotte, NC 28273



FLOOR PLAN KEY

 Dock High Door With Pit-Leveler

Property Specifications

Building SF:	±163,374 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

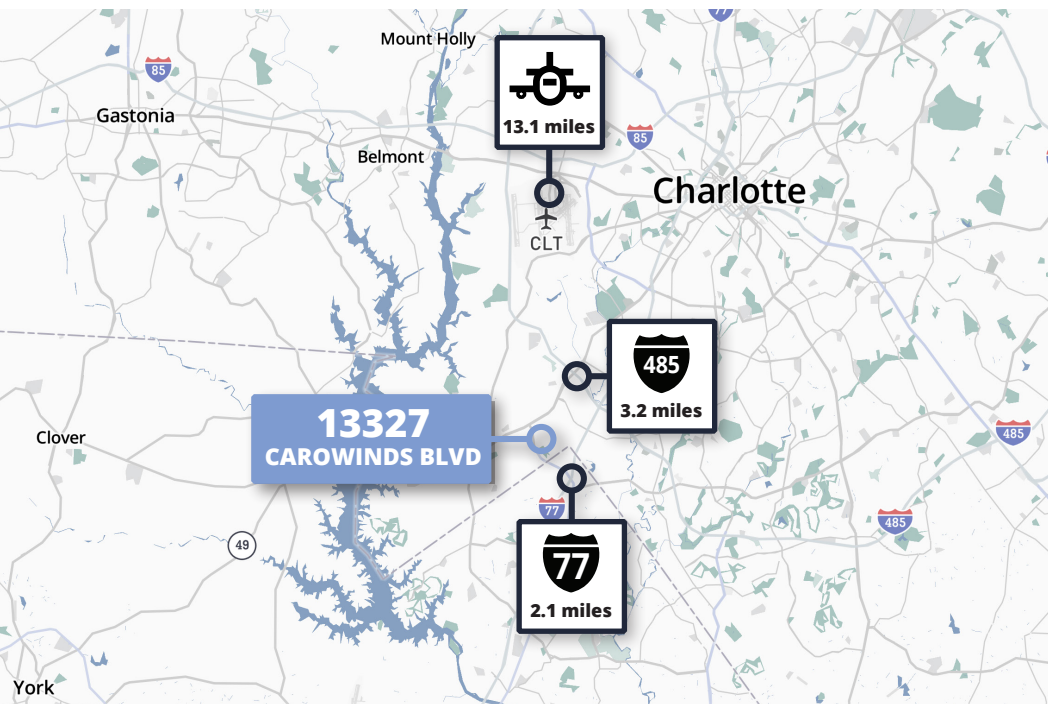
Principal
704 469 5964
henry.lobb@avisonyoung.com

Tom Tropeano, SIOR

Principal
704 413 0228
tom.tropeano@avisonyoung.com

Abby Rights, SIOR

Senior Vice President
704 413 0235
abby.rights@avisonyoung.com



**AVISON
YOUNG**