

LAKEMONT WEST BUSINESS PARK

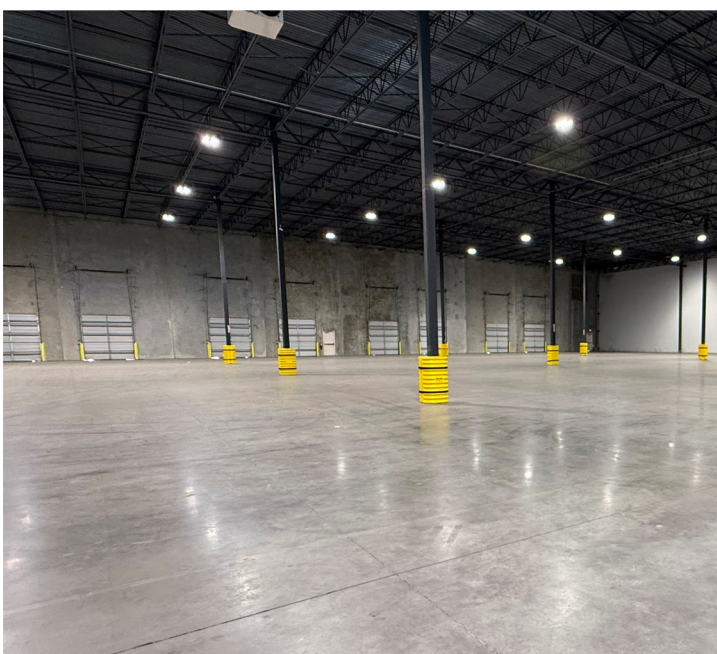
CHARLOTTE, NORTH CAROLINA

13327-AB Carowinds Blvd

Charlotte, NC 28273



UP TO ±163,374 SF INDUSTRIAL SPACE AVAILABLE FOR LEASE

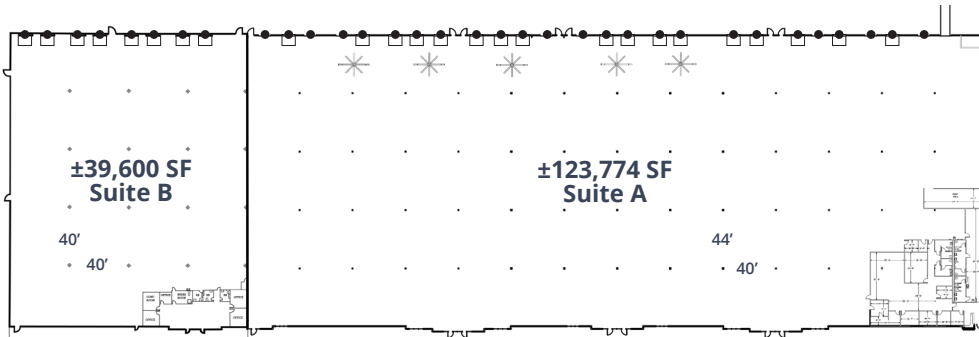


Lakemont West Business Park consists of eight Class-A industrial buildings totaling ±1,009,234 square feet. It covers ±85.3 acres and includes anchor tenants such as Sunbelt Rentals, Productiv, and Big Sky Fulfillment.

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 - 163,374 SF INDUSTRIAL SPACE AVAILABLE

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FLOOR PLAN KEY

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

Property Specifications

Building SF: ±163,374 sf

Available SF: ±39,600 - 163,374 sf

Est Office SF: ±2,400 - 8,452 sf

Year Built: 2017

Zoning: ML-1

Clear Height: 30'

Dock High Doors: 33 (9' x 10') with 25 pit-levelers

Drive-In Doors: 1 (10' x 14')

Column Spacing: 40' x 40' and 40' x 44'

Sprinklers: ESFR

Lighting: LED

Fans: 5 Big Ass Fans (Suite A)

Construction: Concrete tilt-up

Floor: 6" reinforced concrete

Power: 2000A MDP (Suite A)

Availability: Available immediately



FOR MORE INFORMATION:

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