

# LAKEMONT WEST BUSINESS PARK

CHARLOTTE, NORTH CAROLINA

13321-J Carowinds Blvd

Charlotte, NC 28273



## ± 16,023 SF Industrial Space Available For Lease at Lakemont West

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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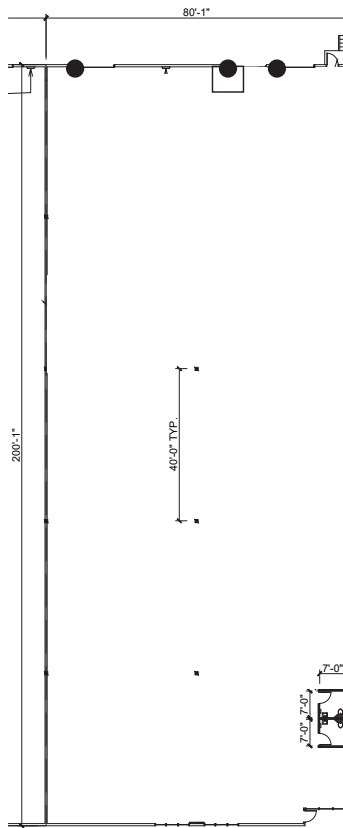
**AVISON  
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# ±16,023 SF INDUSTRIAL SPACE AVAILABLE

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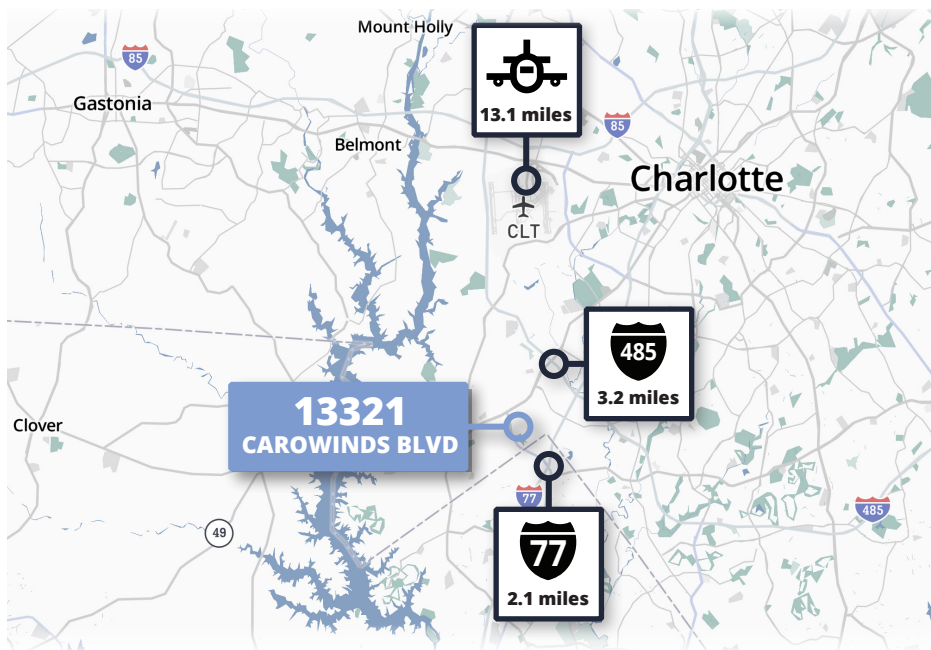
## Property Specifications

<b>Building SF:</b>	±100,000 sf
<b>Available SF:</b>	±16,023 sf
<b>Est. Office SF:</b>	BTS
<b>Year Built:</b>	1998
<b>Zoning:</b>	ML-1
<b>Clear Height:</b>	24'
<b>Column Spacing:</b>	50' x 40'
<b>Sprinklers:</b>	ESFR
<b>Warehouse Lights:</b>	LED
<b>Warehouse HVAC:</b>	One (1) 20-Ton RTU and one (1) 15-Ton RTU
<b>Construction:</b>	Concrete tilt-up
<b>Floor:</b>	6", 4,000 PSI
<b>Dock High Doors:</b>	Three (3) dock high doors with one (1) pit-leveler
<b>Availability:</b>	Available immediately



### FLOOR PLAN KEY

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



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### For more information:

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