



LAKEMONT WEST  
BUSINESS PARK

CHARLOTTE, NORTH CAROLINA

13827-A&E Carowinds Blvd

Charlotte, NC 28273



**±88,000 SF**  
**INDUSTRIAL SPACE**  
**AVAILABLE FOR LEASE**

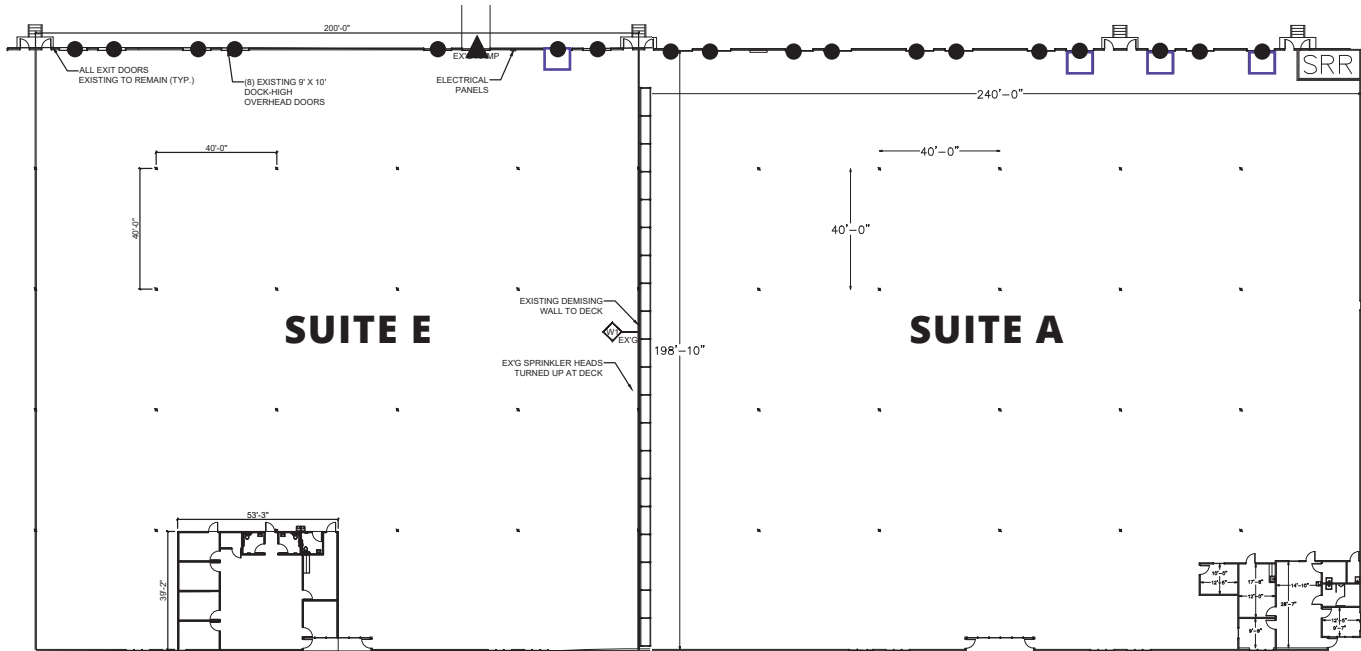


Lakemont West Business Park consists of eight Class-A industrial buildings totaling ±1,009,234 square feet. It covers ±85.3 acres and includes anchor tenants such as Sunbelt Rentals, Productiv, and Big Sky Fulfillment.

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

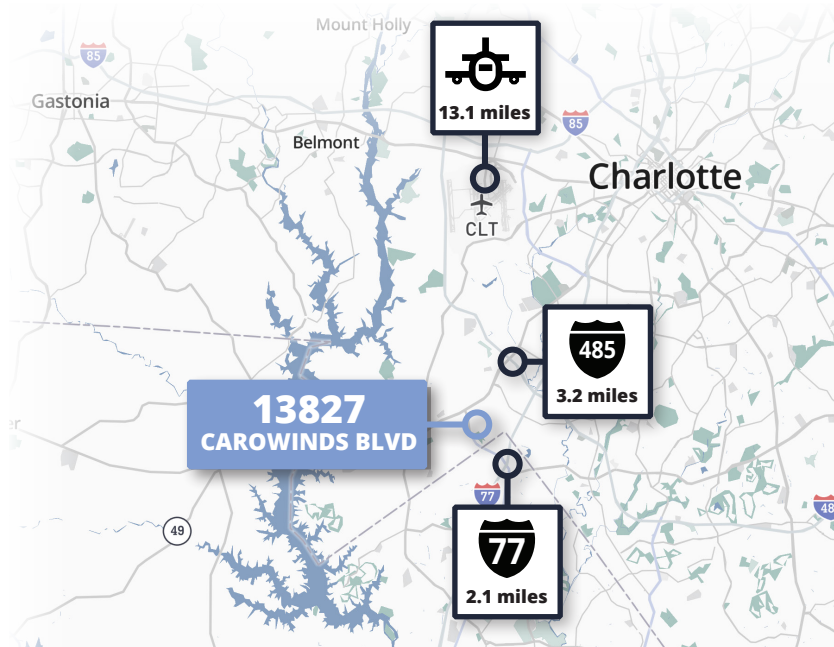
# ±88,000 SF INDUSTRIAL SPACE AVAILABLE

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## Property Specifications

<b>Building SF:</b>	±136,000 sf
<b>Available SF:</b>	±88,000 sf
<b>Est. Office SF:</b>	±3,425 sf
<b>Year Built:</b>	1998
<b>Zoning:</b>	ML-1
<b>Clear Height:</b>	24'
<b>Dock High Doors:</b>	18 (9' x 10') with 4 mechanical pit-levelers
<b>Drive-In Doors:</b>	One (1)
<b>Column Spacing:</b>	40' x 40'
<b>HVAC:</b>	±48,000 sf warehouse conditioned
<b>Sprinklers:</b>	ESFR
<b>Warehouse Lights:</b>	T8
<b>Construction:</b>	Concrete tilt-up
<b>Floor:</b>	6" reinforced concrete



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**HARTZ**

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