

LAKEMONT WEST BUSINESS PARK

CHARLOTTE, NORTH CAROLINA

13323-A Carowinds Blvd

Charlotte, NC 28273



±57,600 SF INDUSTRIAL SPACE AVAILABLE FOR LEASE

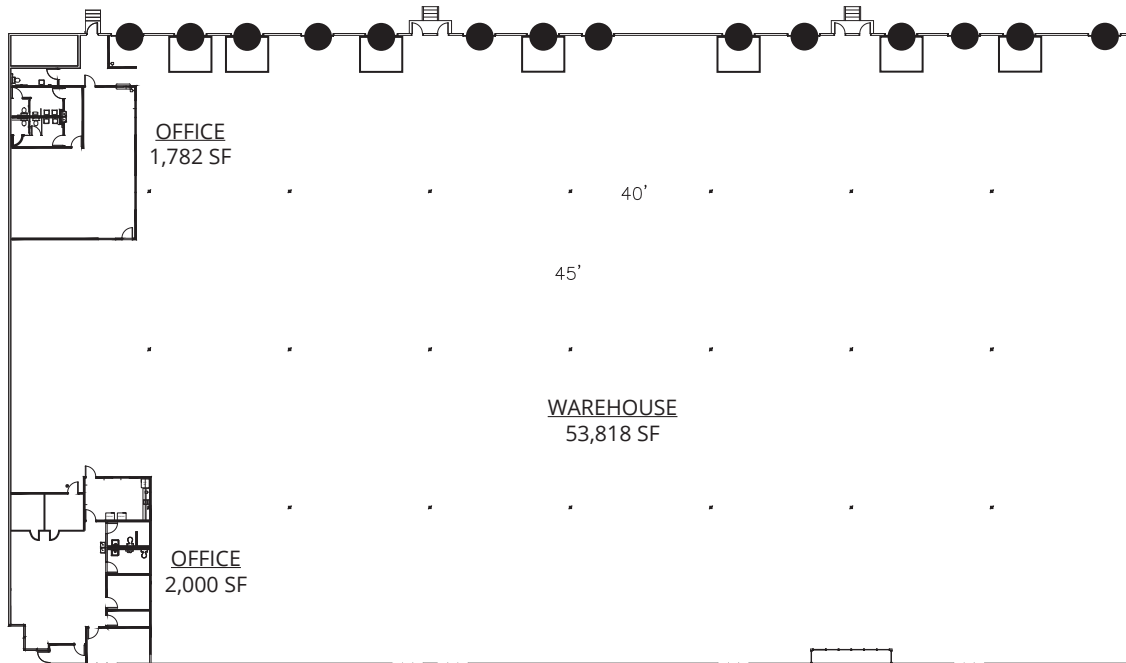


Lakemont West Business Park consists of eight Class-A industrial buildings totaling ±1,009,234 square feet. It covers ±85.3 acres and includes anchor tenants such as Sunbelt Rentals, Productiv, and Big Sky Fulfillment.

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

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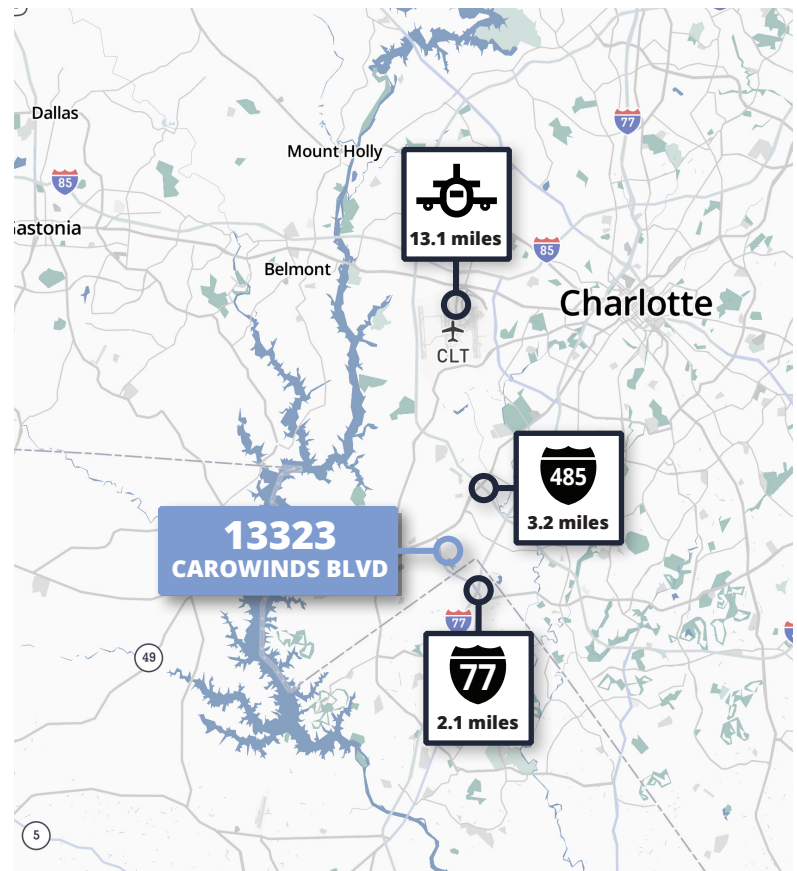


FLOOR PLAN KEY

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

PROPERTY SPECIFICATIONS

Total Building SF:	±129,600 sf
Available SF:	±57,600 sf
Office SF:	±3,782 sf
Year Built:	1999
Zoning:	ML-1
Clear Height:	24'
Dock High Doors:	Fourteen (14) with seven (7) pit-levelers
Column Spacing:	40' x 45'
Sprinklers:	ESFR
Construction:	Concrete tilt-up
Floor:	6" reinforced concrete
Availability:	11/1/2026



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