



LAKEMONT WEST
BUSINESS PARK

CHARLOTTE, NORTH CAROLINA

13827-E Carowinds Blvd

Charlotte, NC 28273



±40,000 SF
INDUSTRIAL SPACE
AVAILABLE FOR LEASE

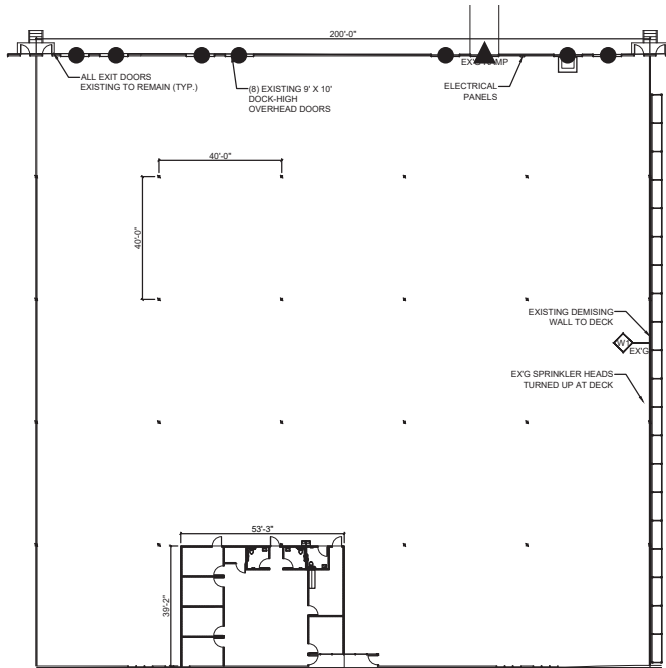


Lakemont West Business Park consists of eight Class-A industrial buildings totaling ±1,009,234 square feet. It covers ±85.3 acres and includes anchor tenants such as Sunbelt Rentals, Productiv, and Big Sky Fulfillment.

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

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FLOOR PLAN KEY

- Dock High Door
- ◻ Dock High Door With Pit-Leveler
- ▲ Drive-In Door

Property Specifications

Building SF: ±136,000 sf

Available SF: ±40,000 sf

Est. Office SF: ±2,089 sf

Year Built: 1998

Zoning: ML-1

Clear Height: 24'

Dock High Doors: 7 (9' x 10') with one (1) pit leveler

Drive-In Doors: 1 (9' x 10')

Column Spacing: 40' x 40'

Power: 400 Amp, 225 Amp and 200 Amp Panel

Sprinklers: ESFR

Lighting: T8

Construction: Concrete tilt-up

Floor: 6" reinforced concrete

Availability: Available immediately



FOR MORE INFORMATION:

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