

LAKEMONT BUSINESS CENTER

517 KINGS RIDGE DRIVE | FORT MILL, SC

±50,000 - 144,131 SF AVAILABLE FOR LEASE



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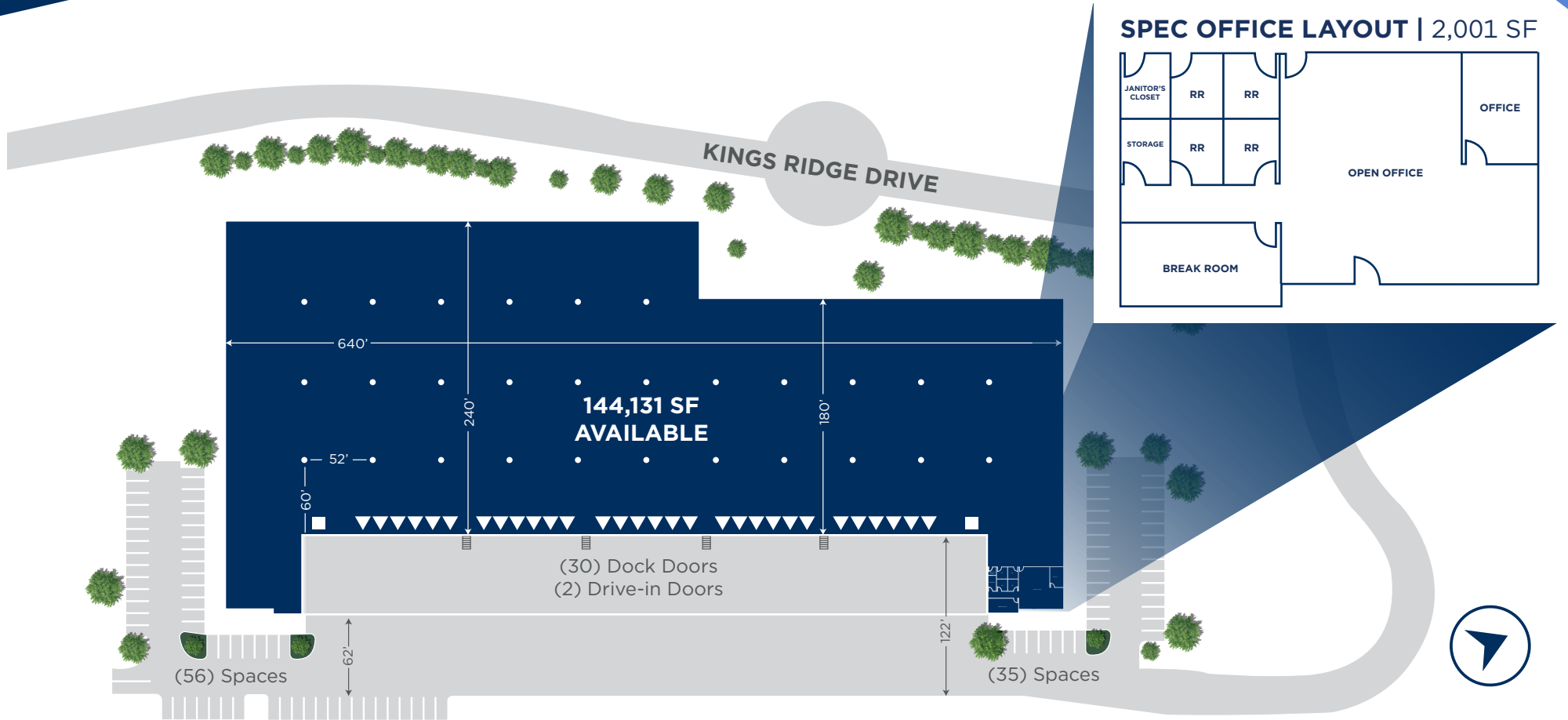
PROPERTY HIGHLIGHTS

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| | | | |
|------------------|--|------------------|---|
| Available SF: | 144,131 SF | Speed Bay: | 60' |
| Spec Office SF: | 2,001 SF | Truck Court: | 122' |
| Building Depth: | 180' - 240' (varies) | Parking: | Ninety-one (91) car parks |
| Column Spacing: | 52' x 60' | Lighting: | LED |
| Clear Height: | 32' | Fire Protection: | ESFR |
| Dock High Doors: | Thirty (30) docks (10 with pit levelers) | Electrical: | 480 volt, three-phase, 4 wire 1,200 amp service |
| Drive-in Doors: | Two (2) oversized drive-ins (12'x14') | Roof Insulation: | ISO Board Insulation, R-20 (LTTR) |

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SITE PLAN

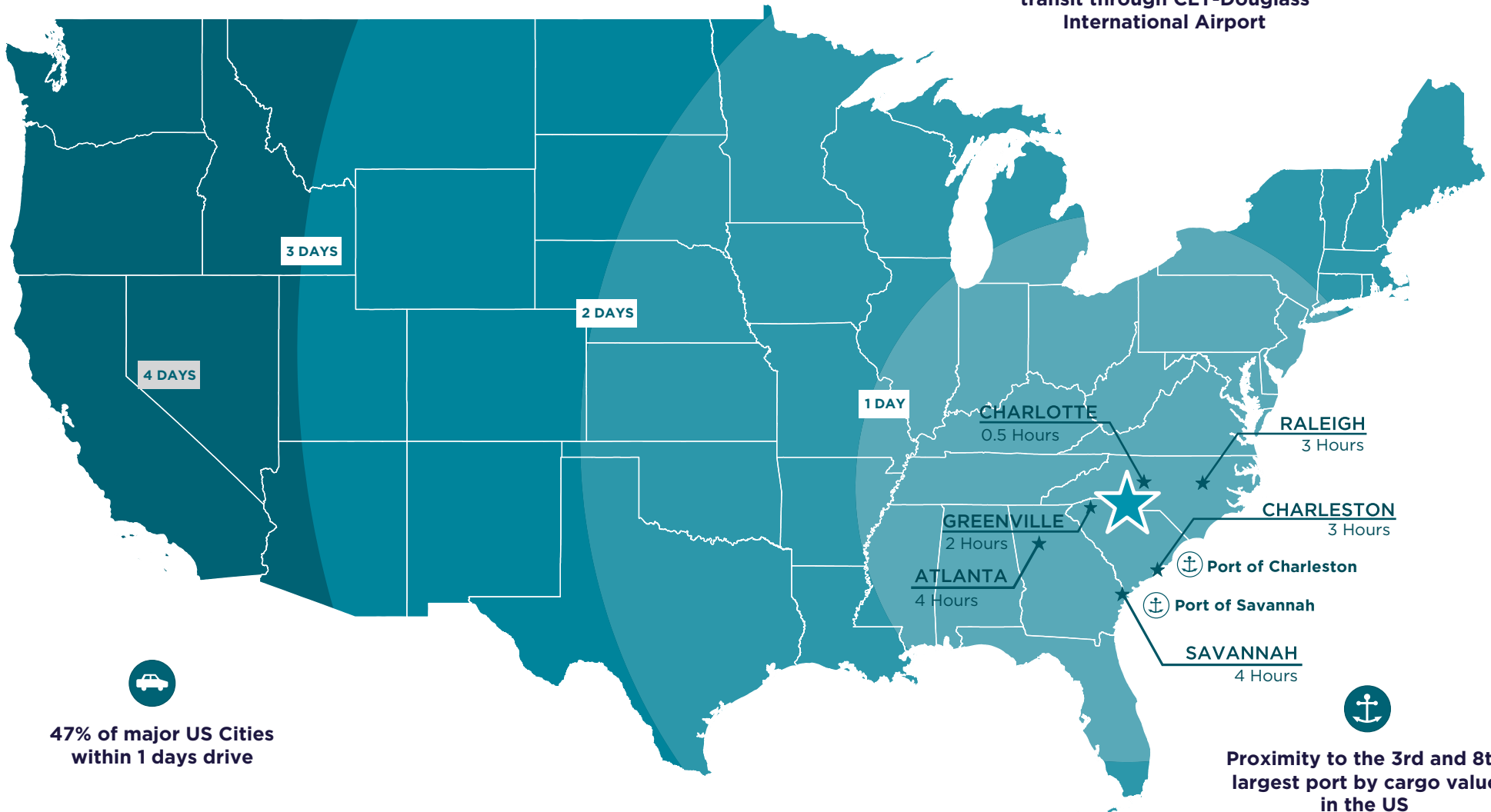
-  Dock High Door
-  Drive-In Door

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Over 207,500 tons of cargo
and 58 million passengers
transit through CLT-Douglass
International Airport



47% of major US Cities
within 1 days drive



Proximity to the 3rd and 8th
largest port by cargo value
in the US

Sources: Esri; U.S. Department of Commerce, Census Bureau; U.S. Department of Commerce (DOC), National Oceanic and Atmospheric Administration (NOAA), National Ocean Service (NOS), National Geodetic Survey (NGS)



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LOCATION OVERVIEW



INTERSTATE 77
1.7 MILES



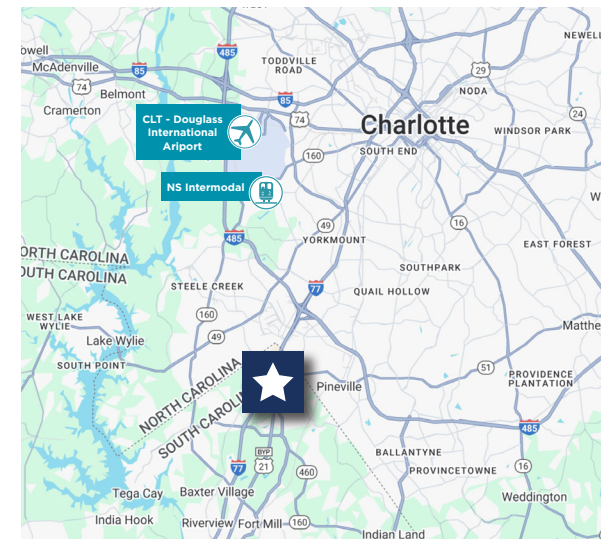
INTERSTATE 485
4.8 MILES



UPTOWN CLT
14.1 MILES



INTERSTATE 85
15.0 MILES





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