

FOR LEASE

Owned and Operated by



LAKEMONT BUSINESS PARK

Fort Mill, SC 29708

±65,000 - 129,500 SF



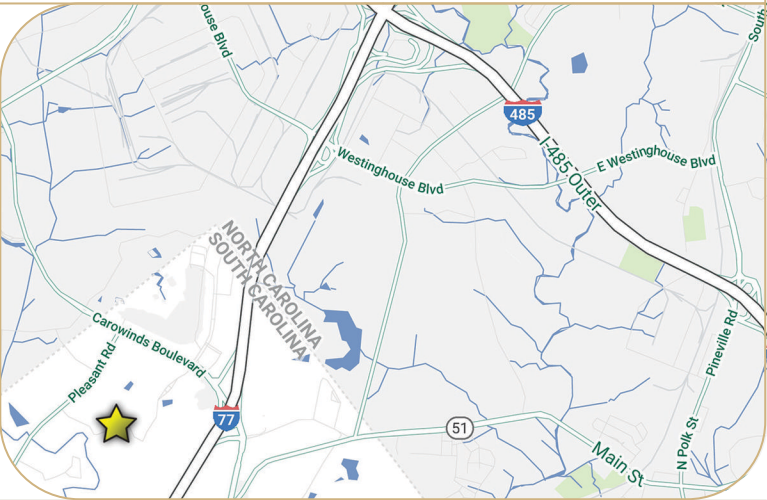
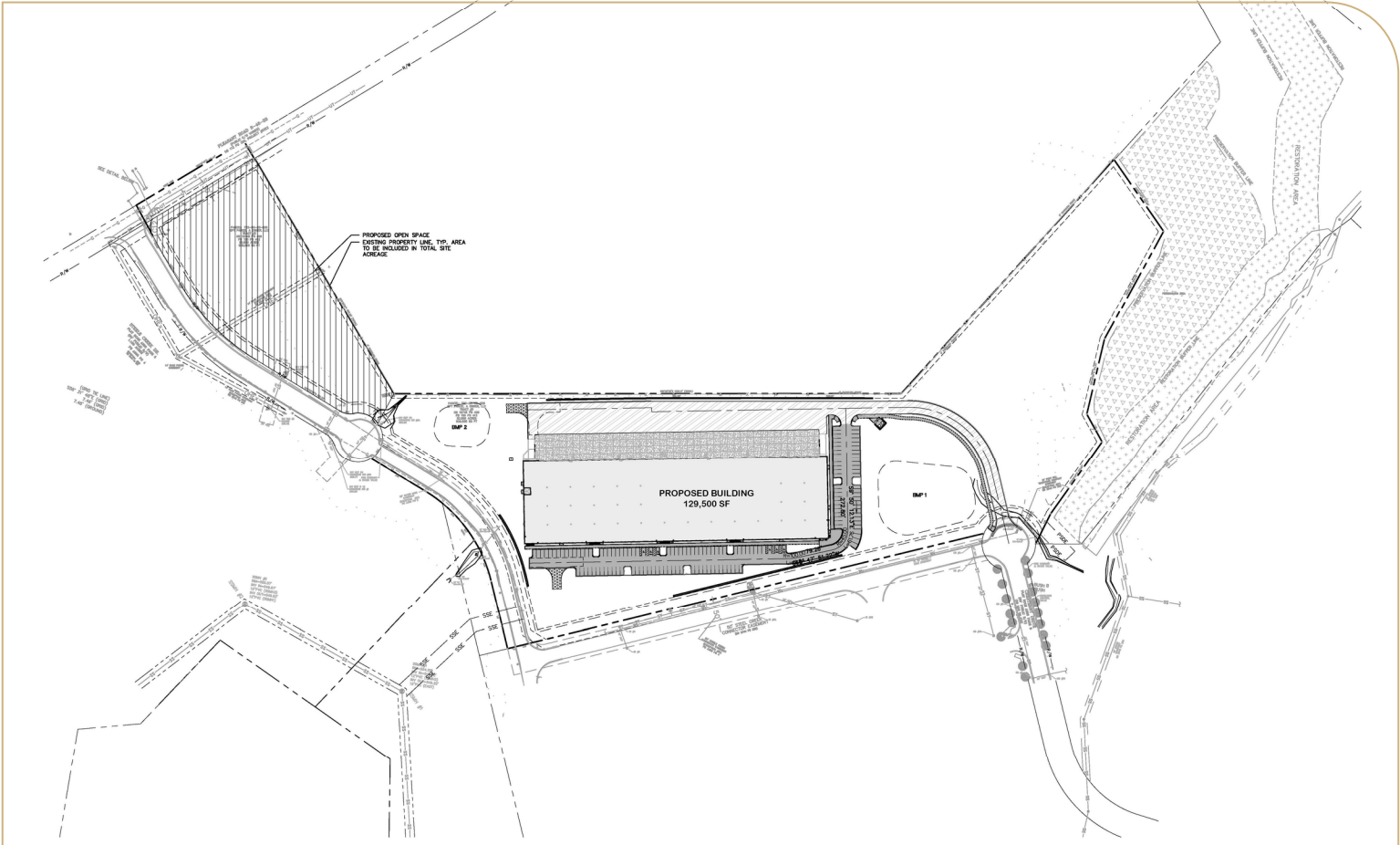
**LEASING INFO
& CONTACT**

Anne Johnson
Bryan Crutcher

(704) 331-1225 / anne.johnson@cbre.com
(704) 331-1215 / bryan.crutcher@cbre.com



This is not an offer or acceptance of an offer to lease space. A lease will only be offered or made in a written agreement signed by landlord. No representation or warranty of any kind is made by landlord unless set forth in a written definitive lease executed by the landlord.



OVERVIEW

- 129,500 SF
- 144 Auto Parking Spaces
- Office Space: 2,160 SF
- 40 Dock and 2 Drive-in Doors
- Column Spacing: 62.5' x 54' with 60' x 54' Speed Bays
- 185' Deep x 700' Wide Building
- (6) Dock levelers (40k lb rated) and (6) Dock Seals

- 2,000 AMP, 3 Phase, 4 Wire, 277/480V
- 130' Deep Truck Court
- LED Warehouse Lighting with Whips
- Slab on grade -7" 4,000 PSI with 10 MIL Vapor Barrier
- 36' Clear Height
- ESFR Sprinkler System
- Concrete Tilt Construction
- Roof: 60 MIL white reinforced TPO with R15 insulation in Warehouse