

LAKEMONT WEST BUSINESS PARK

CHARLOTTE, NORTH CAROLINA

13327-B Carowinds Blvd

Charlotte, NC 28273



±39,600 SF Industrial Space Available For Lease at Lakemont West

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.



Henry Lobb, SIOR

Principal

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Tom Tropeano, SIOR

Principal

704 413 0228

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Abby Rights

Senior Vice President

704 413 0235

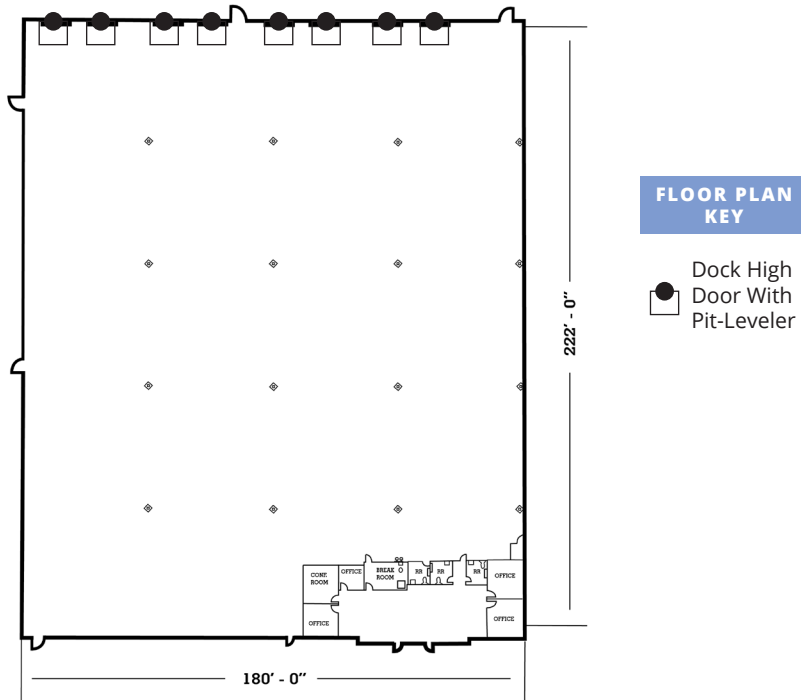
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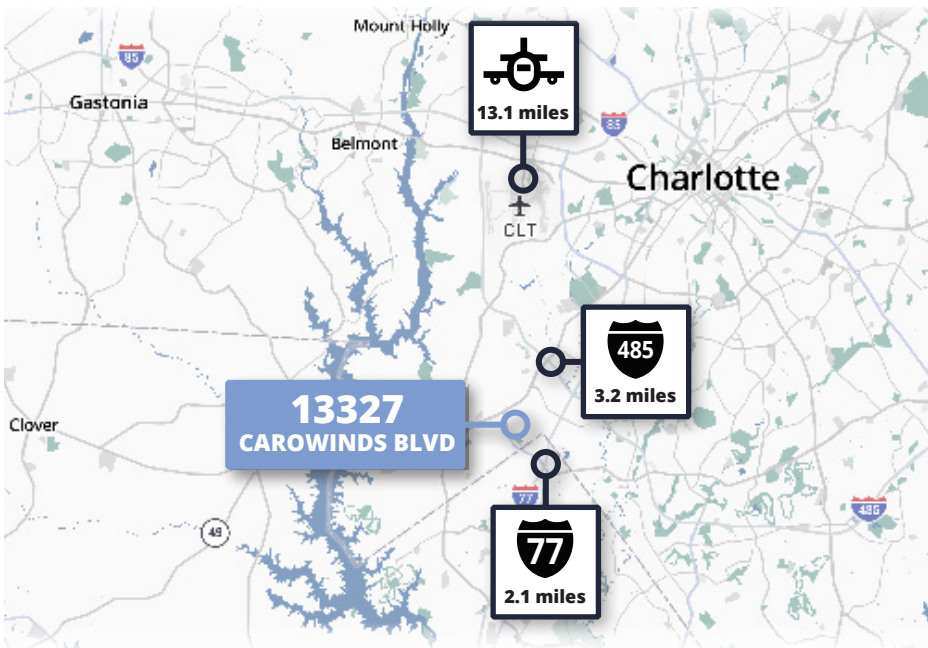
±39,600 SF INDUSTRIAL SPACE AVAILABLE

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Property Specifications

| | | | |
|-------------------------|----------------------------------|--------------------------|------------------------|
| Building SF: | ±162,800 sf | Column Spacing: | 40' x 40' |
| Available SF: | ±39,600 sf | Sprinklers: | ESFR |
| Est. Office SF: | ±2,400 sf | Warehouse Lights: | LED |
| Year Built: | 2017 | Construction: | Concrete tilt-up |
| Zoning: | ML-1 | Floor: | 6" reinforced concrete |
| Clear Height: | 30' | Availability: | Available immediately |
| Dock High Doors: | 8 (9' x 10') with 8 pit-levelers | | |



For more information:

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