

±85,000 - 201,788 SF available for lease

LAKEMONT EAST

CLASS-A INDUSTRIAL BUILDING

194 SPRINGHILL FARM ROAD | FORT MILL, SC 29715



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OVERVIEW

Lakemont East consists of a 201,788 sf Class-A rear-loaded industrial building located at I-77 Exit 90 in Ft. Mill, SC. The building is situated on almost 20 acres between Springhill Farm Road and Pineville-Rock Hill Road and the site is accessible to Carowinds Boulevard and I-77.



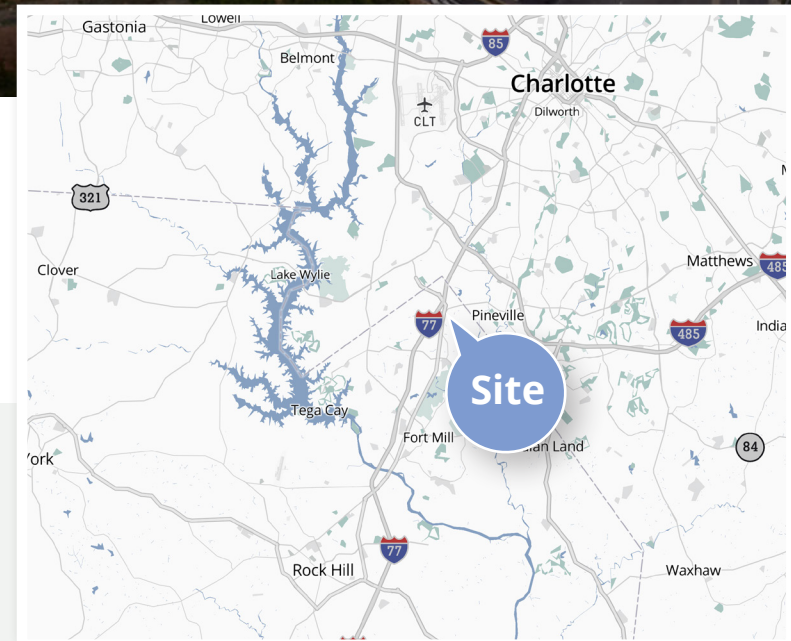
±0.8 MILES



±3.3 MILES



±15.8 MILES



PROPERTY SPECIFICATIONS



Square Footage	
Total SF:	±85,000 - 201,788 SF
Office SF:	BTS
Property Features	
Year Built:	2017
Acres:	±18.5 AC
Building Dimensions:	280' x 720'
Clear Height:	32'
Floors:	6" concrete floors - 400 psi
Exterior Walls:	Concrete Tilt
Roof Type:	TPM white reflective roof
Column Spacing:	55' x 51'-6"
Dock High Doors:	Twenty (20) with pit-leveler, shelter, swing Light and zguards
Knock Out Panels:	Twelve (12)
Drive-In Doors:	One (1)
Auto Parking:	±130 spaces
Trailer Parking:	±3 spaces
Truck Court:	Fully fenced
Fire Protection:	ESFR sprinkler system
Lighting:	LED motion sensor
Utilities	
Electrical Gas:	York Electric Cooperative
Natural Gas:	York County Natural Gas Authority
Water & Sewer:	York County
Date Available	
Availability:	2/1/2025

LOCATION MAP



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If you would like more information on this offering, please get in touch.

LISTING TEAM

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