

FOR LEASE

Lakemont Business Park

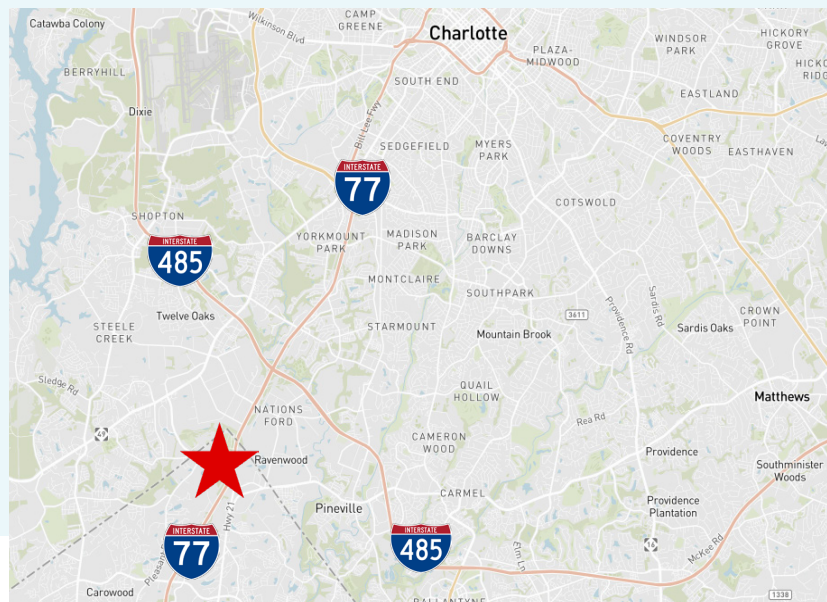
±30,000 - 98,478 s.f. of industrial space available



3318 Lakemont Blvd.

Fort Mill, SC

Interstate 77	± 0.6 miles
Interstate 485	± 3.0 miles
Interstate 85	± 13 miles
CLT Int'l Airport	± 14 miles



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3318 Lakemont Blvd.

Property Specifications

Total Building Size:

±98,478 SF

Available Size:

±30,000 - 98,478 SF

Office SF:

±2,500 SF spec offices

Configuration:

Rear-load

Clear Height:

18'5" - 20'5"

Dock High Doors:

2 Existing
16 Additional Possible Doors

Drive-In Doors:

1

Sprinkler System

Wet - ESFR upgrade possible

Power:

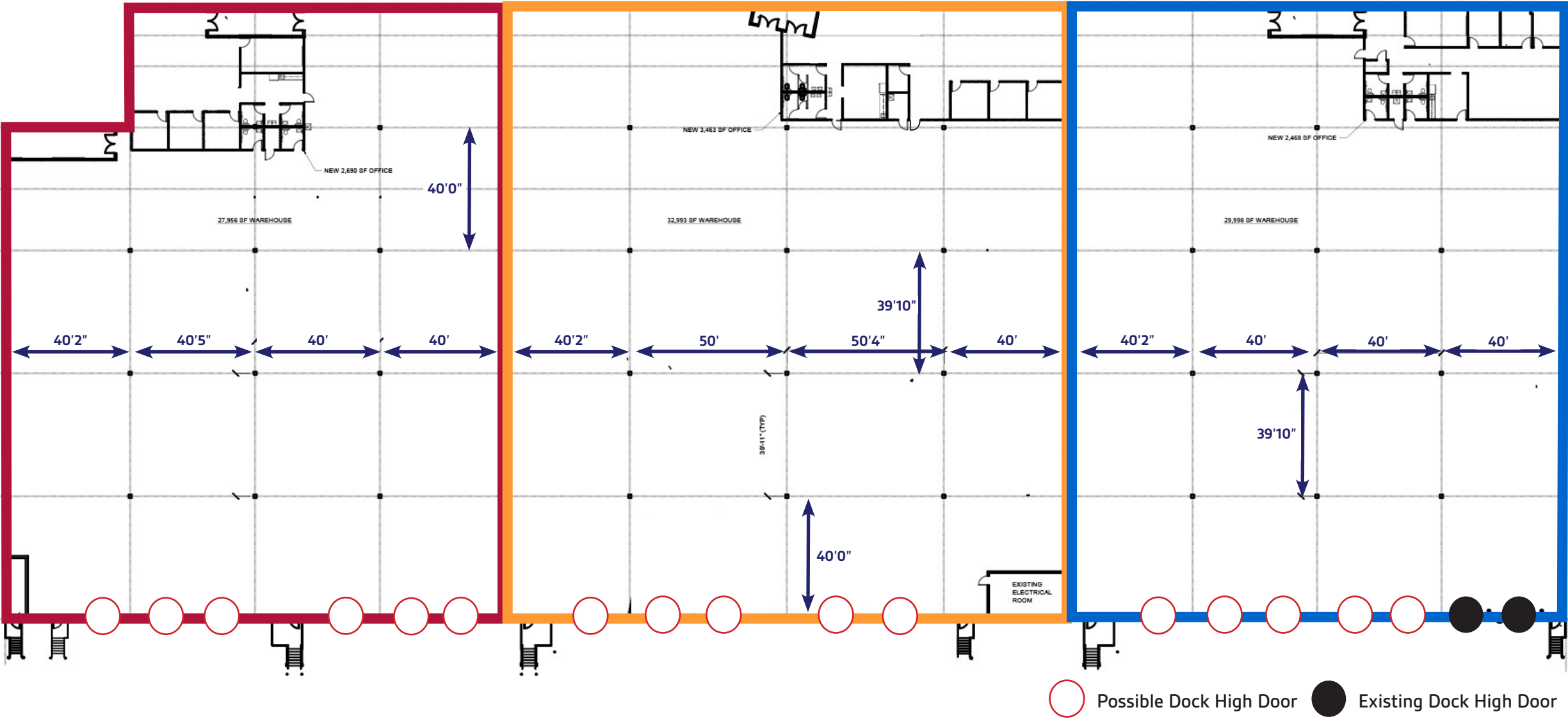
2,500A / 480V / 3PH
1,500 kVA pad mounted transformer

Warehouse 1: 30,646 SF
27,956 s.f warehouse
2,690 s.f office

Warehouse 2: 36,456
32,993 s.f warehouse
3,463 s.f office

Warehouse 3: 32,466 SF
29,998 s.f warehouse
2,468 s.f office

**All office is built-to-suit to tenant specifications.
Plans below are for illustrative purposes only**

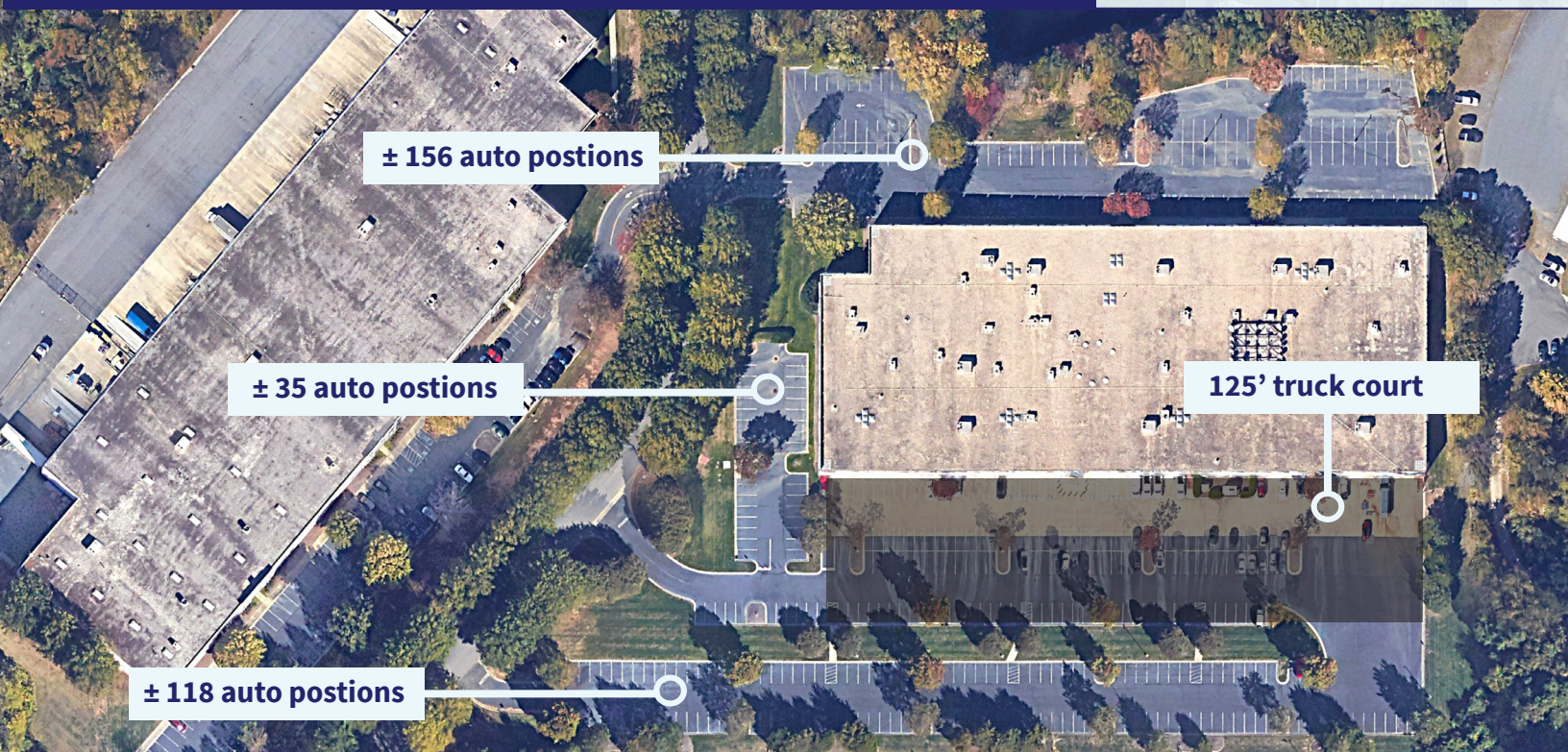




Interstate Access & Site Plan

Distances

Interstate 77	± 0.6 miles
Interstate 485	± 3.0 miles
Interstate 85	± 13 miles
CLT Int'l Airport	± 14 miles



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