

LAKEMONT WEST BUSINESS PARK

CHARLOTTE, NORTH CAROLINA

13827-A&E Carowinds Blvd

Charlotte, NC 28273



±88,000 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.



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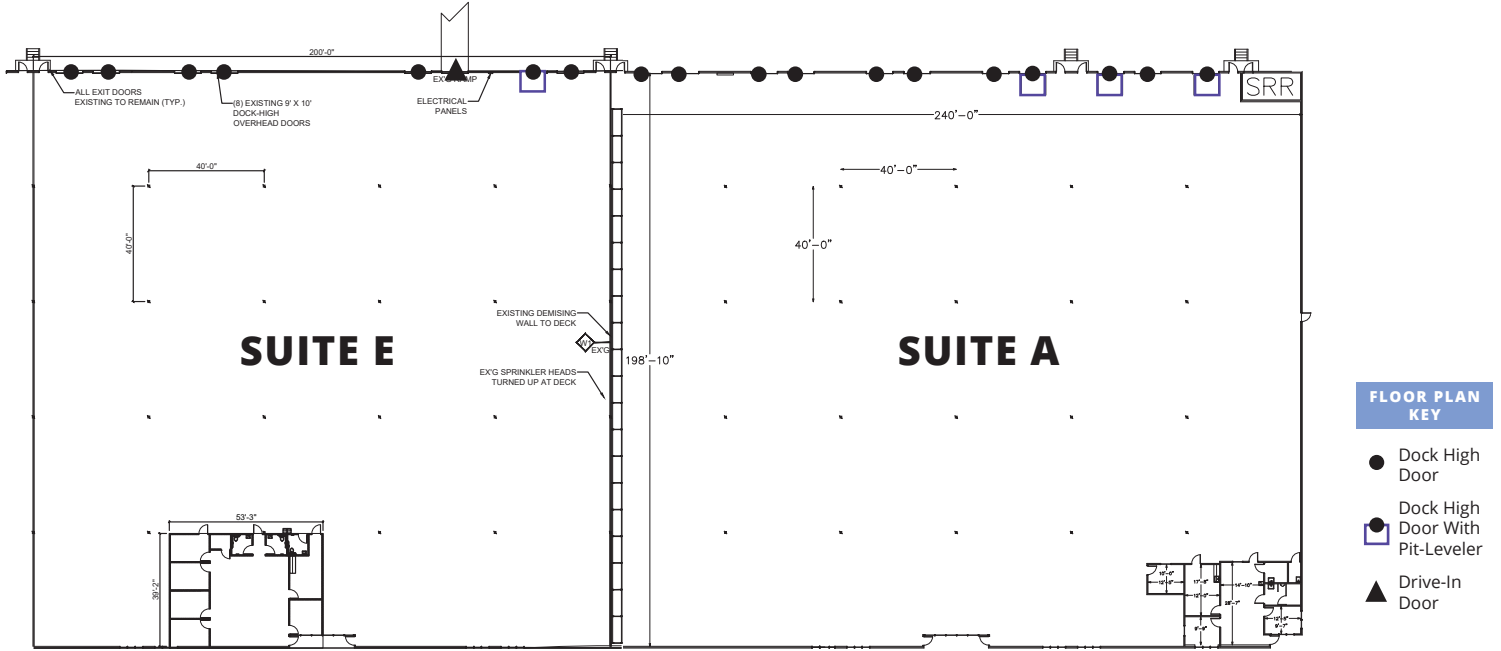
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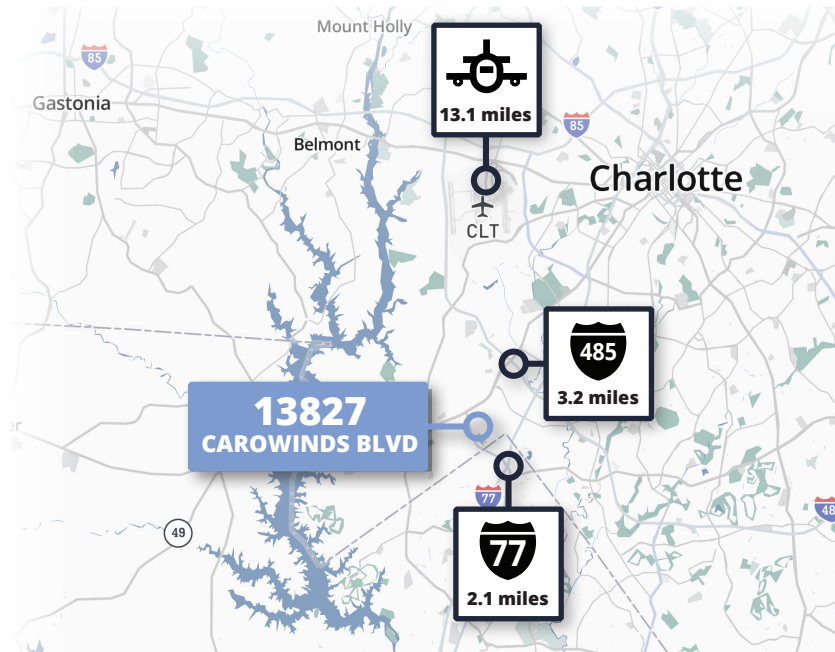
±88,000 SF INDUSTRIAL SPACE AVAILABLE

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Property Specifications

Building SF:	±136,000 sf
Available SF:	±88,000 sf
Est. Office SF:	±3,425 sf
Year Built:	1998
Zoning:	I-1
Clear Height:	24'
Dock High Doors:	18 (9' x 10') with 4 mechanical pit-levelers
Drive-In Doors:	One (1)
Column Spacing:	40' x 40'
HVAC:	±48,000 sf warehouse conditioned
Sprinklers:	ESFR
Warehouse Lights:	T8
Construction:	Concrete tilt-up
Floor:	6" reinforced concrete



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