

LAKEMONT WEST BUSINESS PARK

CHARLOTTE, NORTH CAROLINA

13827-E Carowinds Blvd

Charlotte, NC 28273



±40,000 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.



Henry Lobb, SIOR

Principal

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Tom Tropeano, SIOR

Principal

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Abby Rights

Senior Vice President

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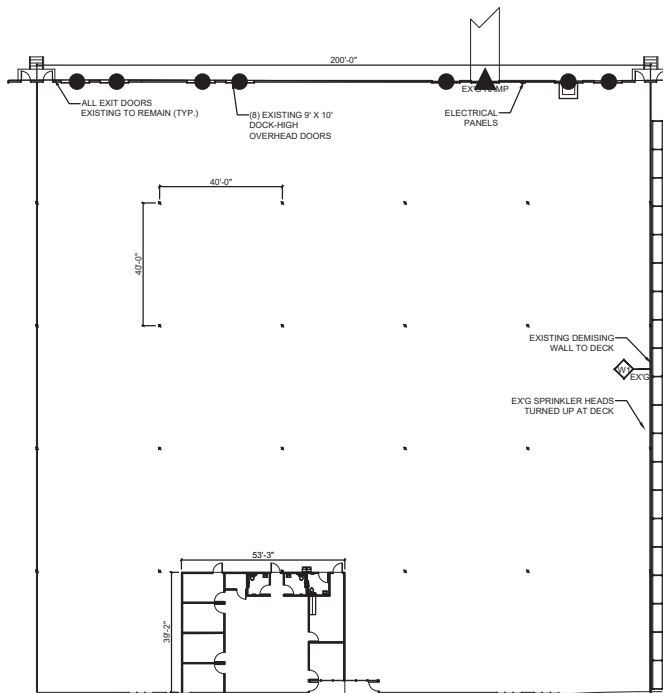


HARTZ

**AVISON
YOUNG**

±40,000 SF INDUSTRIAL SPACE AVAILABLE

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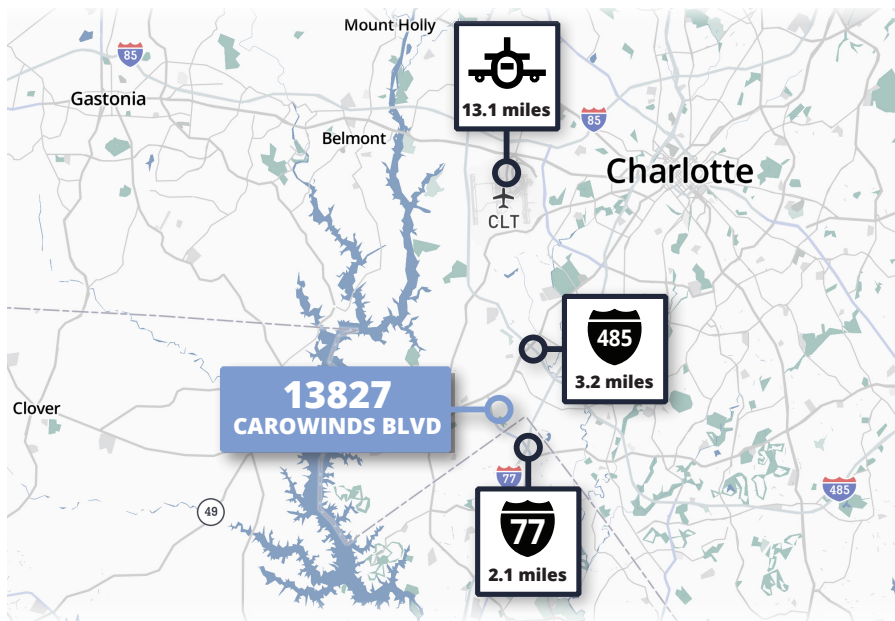


FLOOR PLAN KEY

- Dock High Door
- ◻ Dock High Door With Pit-Leveler
- ▲ Drive-In Door

Property Specifications

Building SF:	±136,000 sf	Column Spacing:	40' x 40'
Available SF:	±40,000 sf	Power:	400 Amp, 225 Amp and 200 Amp Panel
Est. Office SF:	±2,089 sf	Sprinklers:	ESFR
Year Built:	1998	Warehouse Lights:	T8
Zoning:	ML-1	Construction:	Concrete tilt-up
Clear Height:	24'	Floor:	6" reinforced concrete
Dock High Doors:	7 (9' x 10') with one (1) pit leveler	Availability:	Available immediately
Drive-In Doors:	1 (9' x 10')		



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For more information:

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