

# LAKEMONT WEST BUSINESS PARK

CHARLOTTE, NORTH CAROLINA

**13321-J Carowinds Blvd**

**Charlotte, NC 28273**



## **± 16,023 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

704 469 5964

[henry.lobb@avisonyoung.com](mailto:henry.lobb@avisonyoung.com)

**Tom Tropeano, SIOR**

Principal

704 413 0228

[tom.tropeano@avisonyoung.com](mailto:tom.tropeano@avisonyoung.com)

**Abby Rights**

Senior Vice President

704 413 0235

[abby.rights@avisonyoung.com](mailto:abby.rights@avisonyoung.com)



**HARTZ**

**AVISON  
YOUNG**

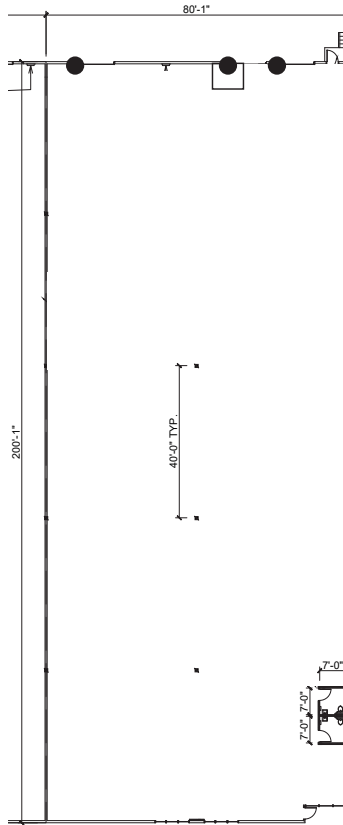


# ±16,023 SF INDUSTRIAL SPACE AVAILABLE

13321-J Carowinds Blvd | Charlotte, NC 28273

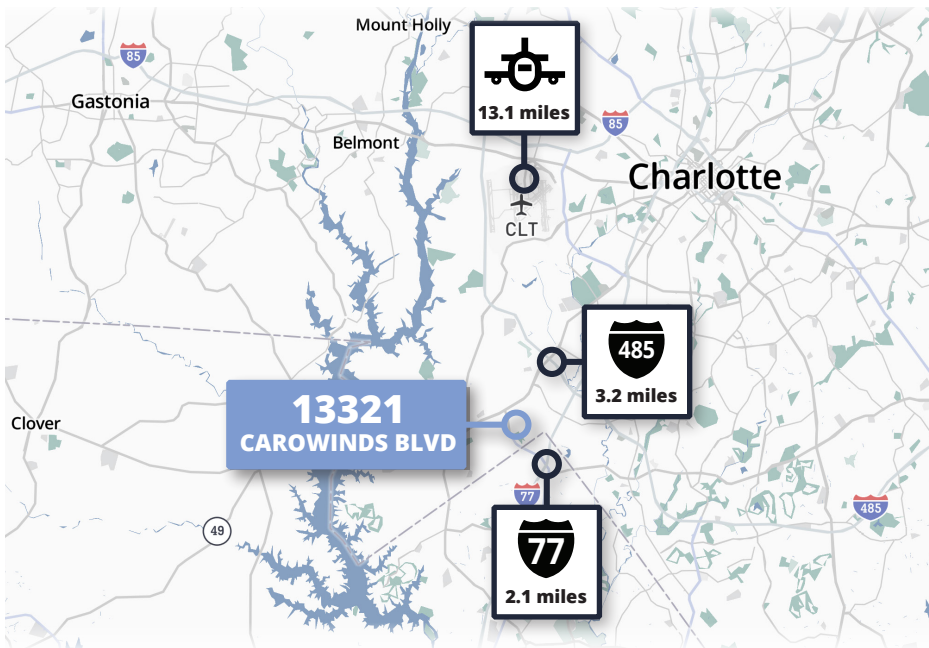
## Property Specifications

Building SF:	±100,000 sf
Available SF:	±16,023 sf
Est. Office SF:	BTS
Year Built:	1998
Zoning:	ML-1
Clear Height:	24'
Column Spacing:	50' x 40'
Sprinklers:	ESFR
Warehouse Lights:	T5 with motion sensors
Warehouse HVAC:	One (1) 20-Ton RTU and one (1) 15-Ton RTU
Construction:	Concrete tilt-up
Floor:	6", 4,000 PSI
Dock High Doors:	Three (3) dock high doors with one (1) pit-leveler
Availability:	Available immediately



### FLOOR PLAN KEY

- Dock High Door
- ◻ Dock High Door With Pit-Leveler



LAKEMONT WEST  
BUSINESS PARK  
CHARLOTTE, NORTH CAROLINA

### For more information:

**Henry Lobb, SIOR**

Principal

704 469 5964

henry.lobb@avisonyoung.com

**Tom Tropeano, SIOR**

Principal

704 413 0228

tom.tropeano@avisonyoung.com

**Abby Rights**

Senior Vice President

704 413 0235

abby.rights@avisonyoung.com



AVISON  
YOUNG