

FORT MILL, SOUTH CAROLINA 29708

# 3480

## LAKEMONT BLVD



**±21,072 SF INDUSTRIAL BUILDING AVAILABLE FOR SALE**

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±21,072-SF industrial building available for sale

# 3480 LAKEMONT BLVD

## FORT MILL, SC 29708

Situated on 3.23 acres within the highly accessible Lakemont Business Park, this ±21,072 SF industrial building offers exceptional connectivity just minutes from I-77 and I-485. The property features one dock-high door, a versatile layout ideal for distribution, light industrial, or service operations, along with gated access to the rear of the building. Its prime Fort Mill location provides convenient access to the greater Charlotte region and major transportation corridors.



### BUILDING SITE PLAN



## BUILDING SPECIFICATIONS

### Location

Address:	3480 Lakemont Blvd
City / State:	Fort Mill, SC
County:	York
Parcel ID:	7230000049

### Property Details

Total SF:	±21,072 SF
Total Office SF:	±12,652 SF
Acres:	±3.23 AC
Year Built:	1989
Construction Type:	Masonry
Zoning:	UD
Clear Height:	13' - 16'
Warehouse HVAC:	Conditioned
Fire Protection:	Wet System
Dock High Doors:	One (1)
Power:	800 amps
Roof Type:	White TPO – 2012
Lighting:	LED
Auto Parking:	±48 spaces
Asking Price:	Contact Brokers



## LOCATION OVERVIEW



0.7 miles to  
Interstate 77



12.9 miles to  
Uptown Charlotte



3.8 miles to  
Interstate 485



13.5 miles to  
Charlotte Douglas  
International Airport



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