



# INDUSTRIAL SPACE AVAILABLE FOR LEASE - 40,188 SF

13321-D/H Carowinds Boulevard | Charlotte, North Carolina



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## Overview

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 Empire Distributors, Staples, and General Fasteners Co.

Located within close proximity to the I-85/I-77 interchange, the Park offers quick and convenient access to highly efficient interstate systems.



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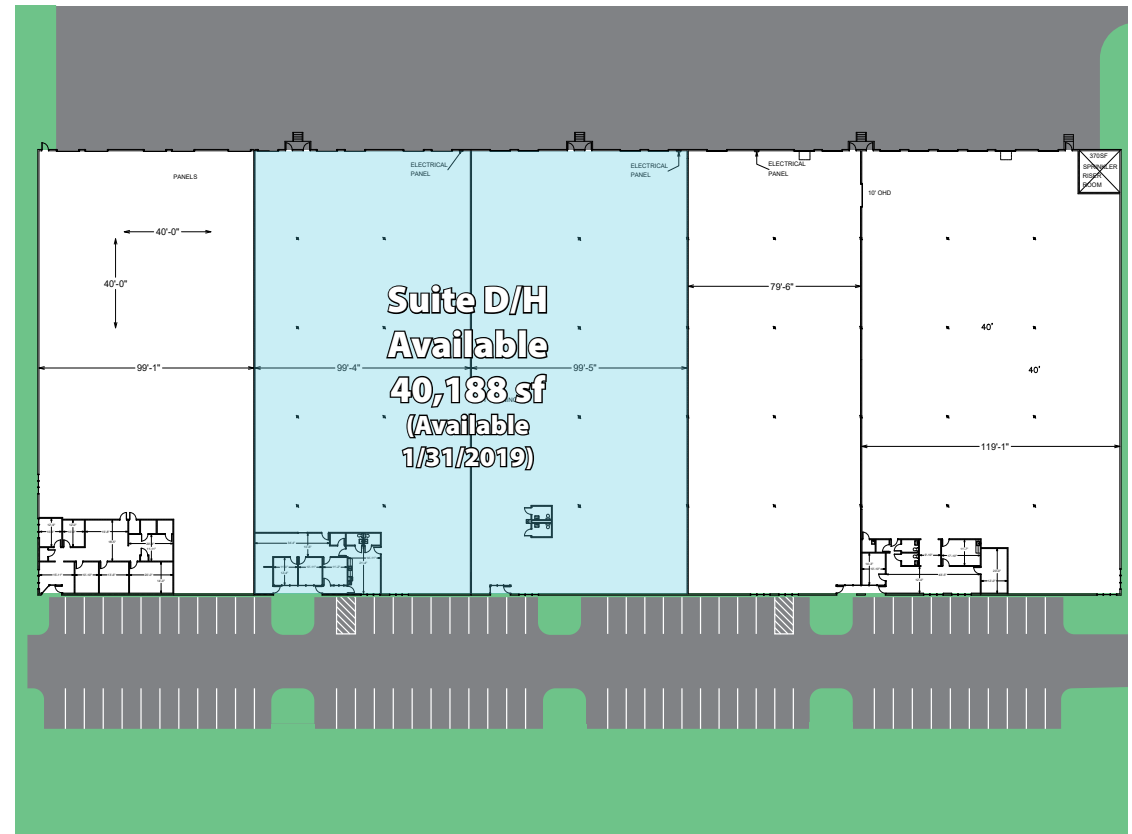
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## Floor Plan

### 13321-D/H CAROWINDS BLVD. | BUILDING SPECS

Square Footage	
Total Area (SF)	100,000
Available SF	40,188
Office SF:	1,655
Property Features	
Year Built	1998
Building Depth	200'
Sprinkler	ESFR
Ceiling Height	24'
Column Spacing	40'x40'
Dock Doors	Nine (9); Four (4) pit levelers
Zoning	I-1
Construction Overview	
Construction	Concrete Tilt Up
Floor	6", 4,000 PSI
Warehouse Lights	T-5
HVAC	Partially Conditioned (20,000 SF)



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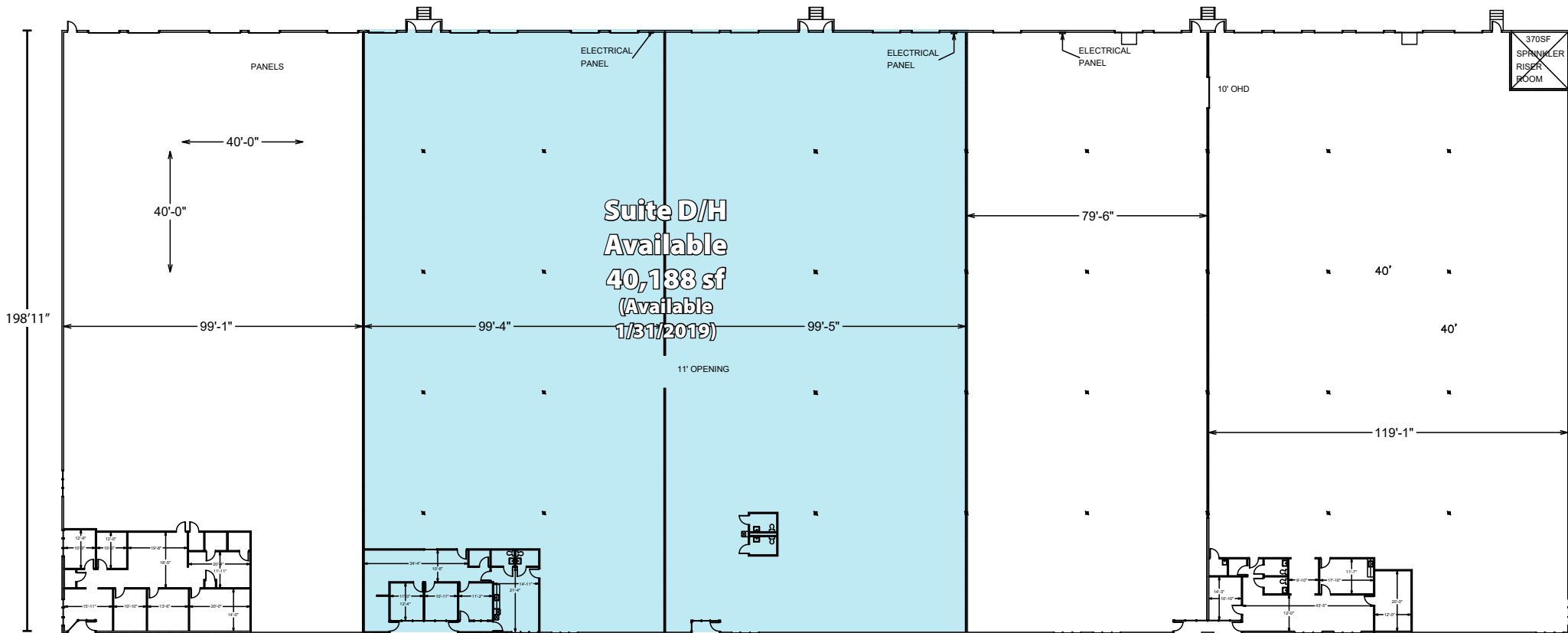




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