



INDUSTRIAL SPACE AVAILABLE FOR LEASE - 39,772 SF

13321-P 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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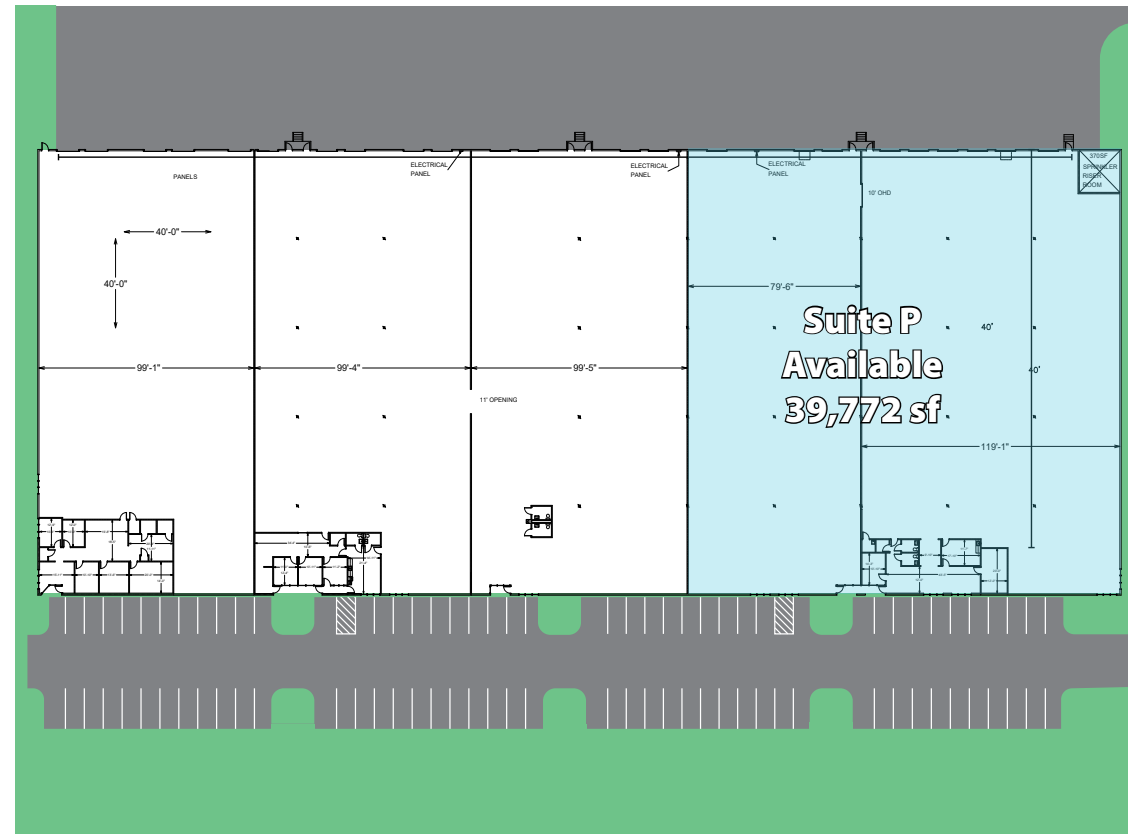
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Floor Plan

13321-P CAROWINDS BLVD. | BUILDING SPECS

Square Footage	
Total Area (SF)	100,000
Available SF	39,772
Office SF:	1,675
Property Features	
Year Built	1998
Building Depth	200'
Sprinkler	ESFR
Ceiling Height	24'
Column Spacing	40' x 40'
Dock Doors	Seven (7)
Drive-in Doors	One (1)
Zoning	I-1
Construction Overview	
Construction	Concrete Tilt Up
Floor	6", 4,000 PSI
Warehouse Lights	T-5



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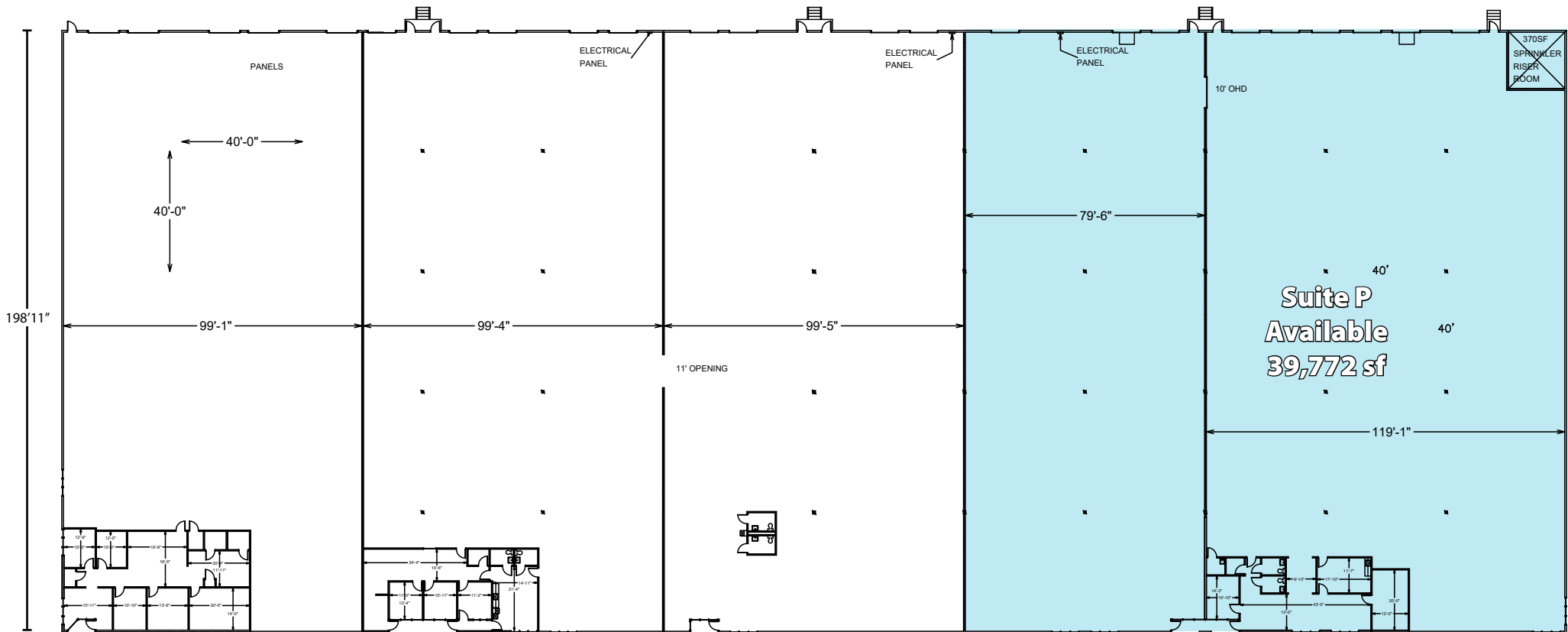




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Location Map



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