



INDUSTRIAL SPACE AVAILABLE FOR LEASE - ± 35,901 SF

13321-H Carowinds Boulevard | Charlotte, North Carolina 28273



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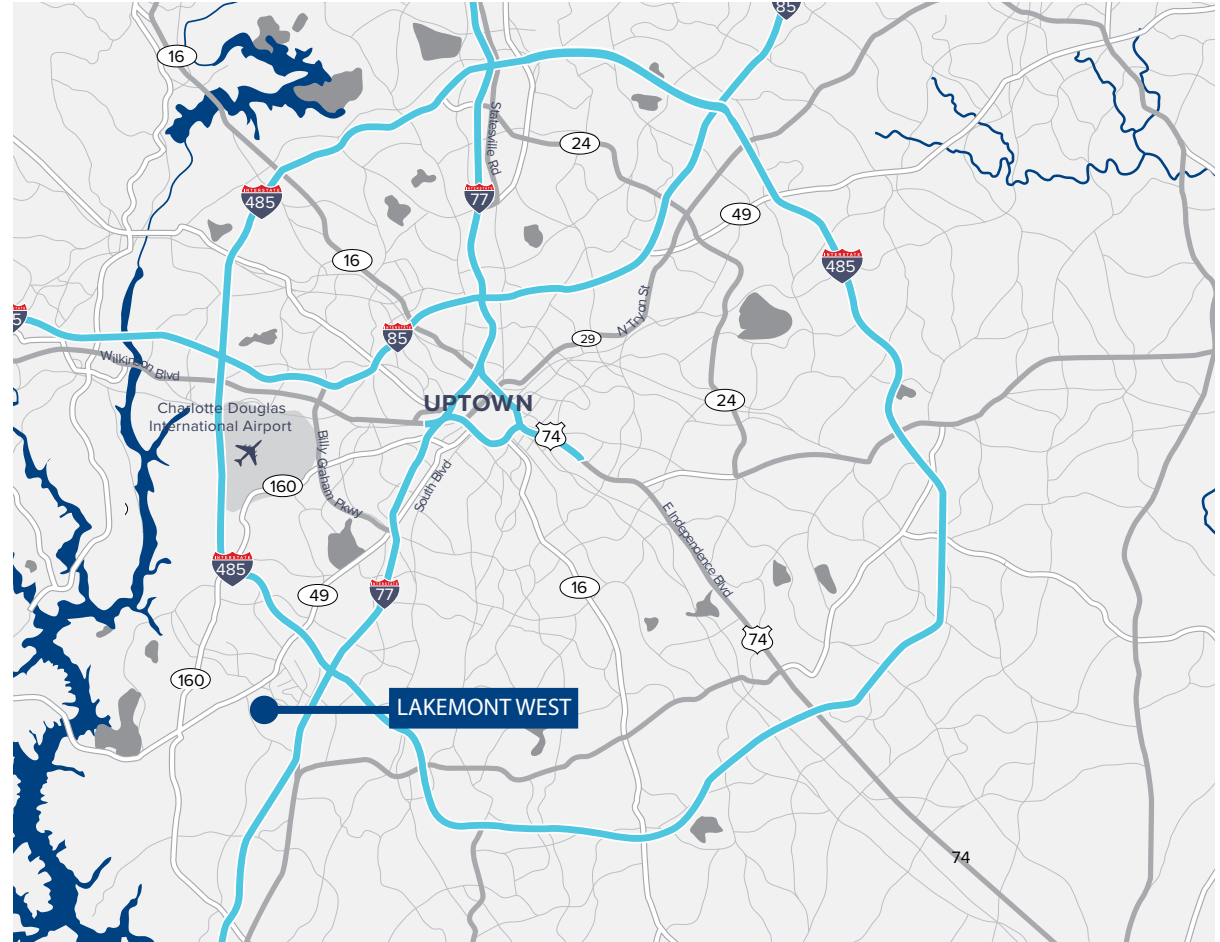
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Overview

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, Fidelitone, 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.



I-77	± 3 Miles
I-485	± 9.0 Miles
Charlotte Intl' Douglas Airport	± 13 Miles
Uptown Charlotte	± 14 Miles

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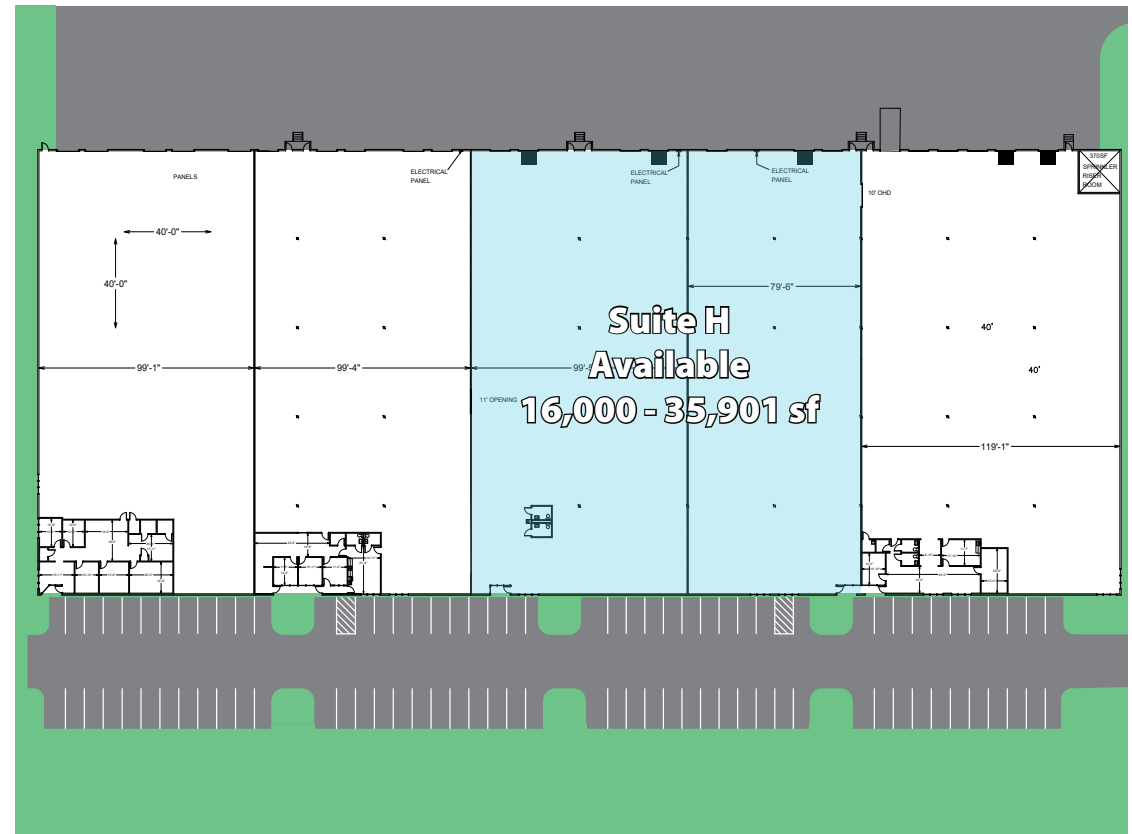
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Floor Plan

■ Dock High Door with Leveler

13321-H CAROWINDS BLVD. | BUILDING SPECS

Square Footage	
Total Area (SF)	± 100,000
Available SF	± 16,000 - 35,901
Office SF:	BTS
Property Features	
Year Built	1998
Building Depth	200'
Sprinkler	ESFR
Ceiling Height	24'
Column Spacing	50'x40'
Dock Doors	Seven (7); Two (2) pit levelers
Zoning	I-1
Construction Overview	
Construction	Concrete Tilt Up
Floor	6", 4,000 PSI
Warehouse Lights	T-5
HVAC	Fully Conditioned



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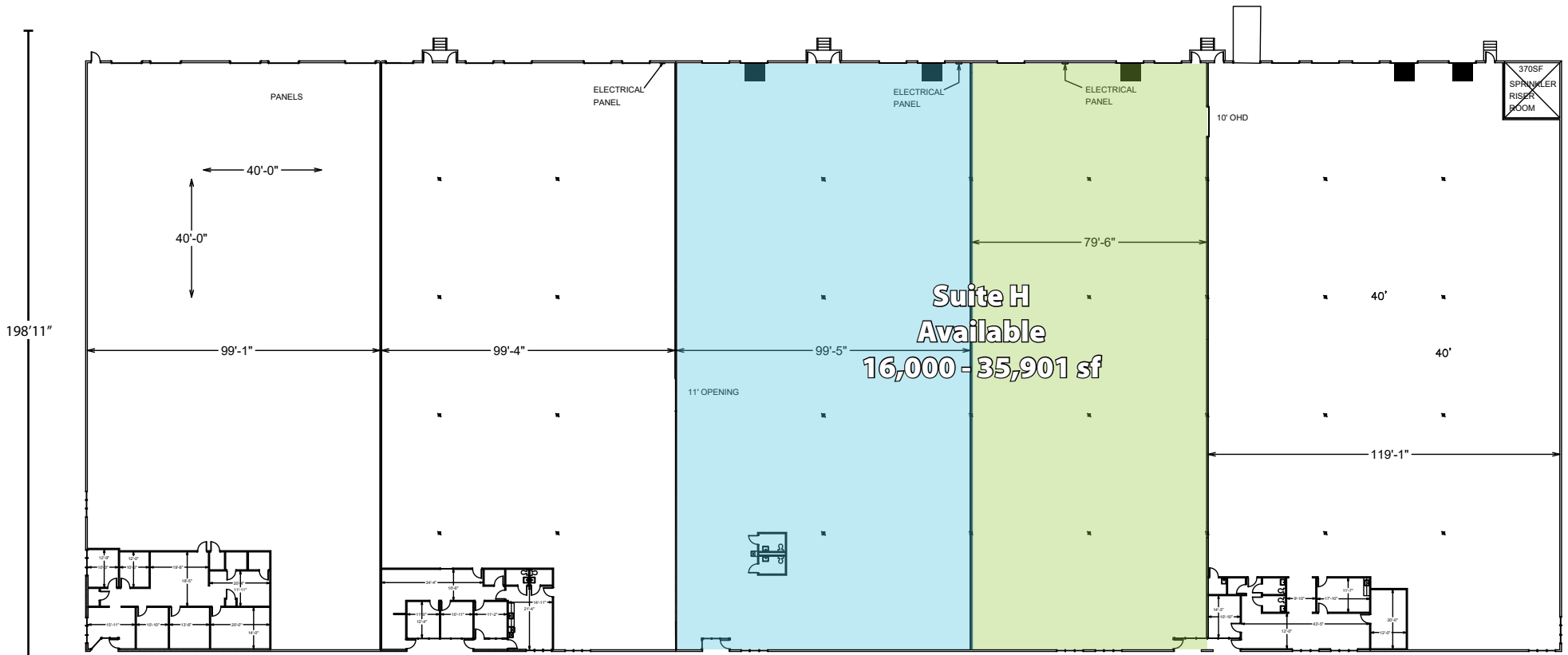


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**The highlighted spaces above show current availability in 13321 Carowinds Blvd - the above spaces can be demised or combined. For more information please contact the listing team below.

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