



INDUSTRIAL SPACE AVAILABLE FOR LEASE - 123,774 SF

13327-A Carowinds Boulevard | Charlotte, North Carolina 28273

Divisible to 60,000 sf



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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-485/I-77 interchange, the Park offers quick and convenient access to highly efficient interstate systems.



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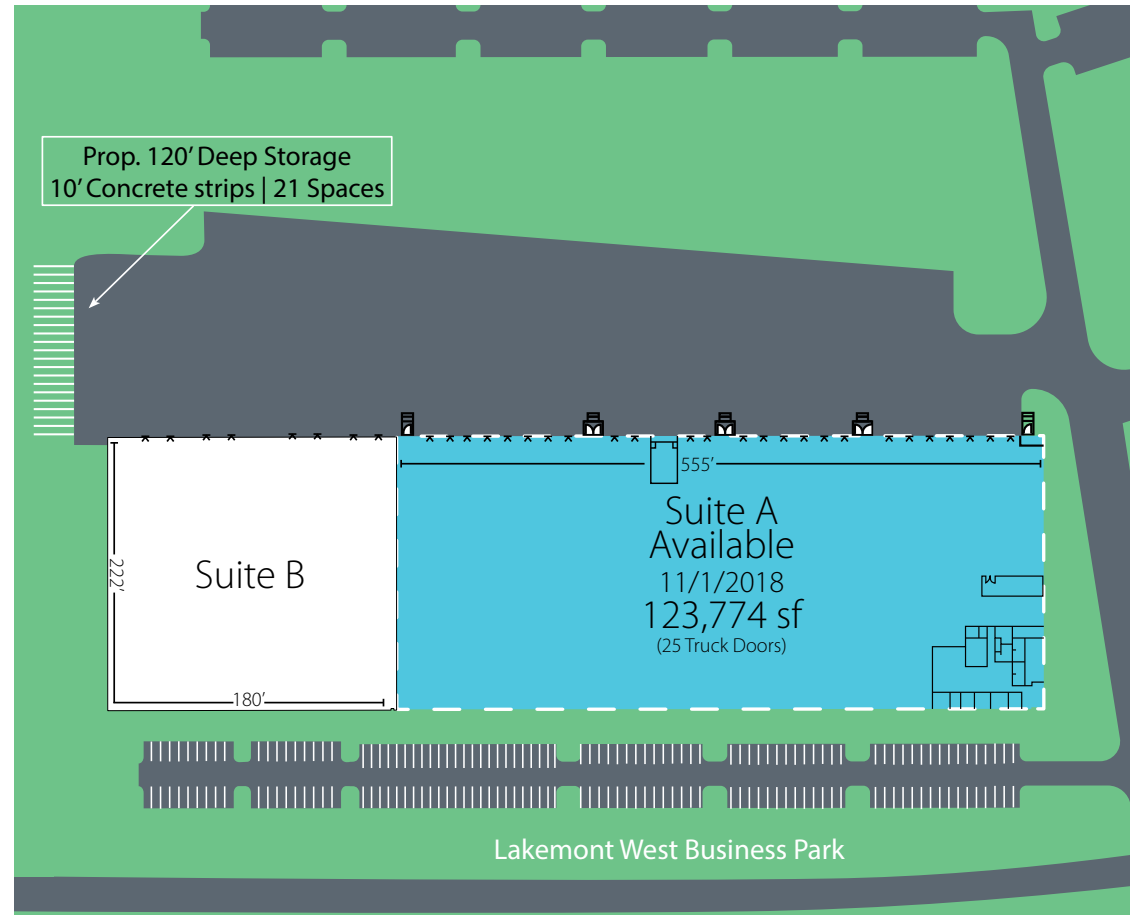
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Site Plan

13327-A CAROWINDS BLVD | BUILDING SPECS

Square Footage	
Total Area (SF)	162,800
Available SF	123,774
Estimated Office Area (SF)	6,052
Estimated Warehouse Office Area (SF)	808
Property Features	
Year Built	1998
Zoning	I-1
Ceiling Height	30'
Building Depth	220'
Total Space Dimensions	220' x 555'
Column Spacing	40' x 44'
Dock Doors	25
Drive-In Doors	1
Auto Parking	120
Trailer Parking	21
Sprinkler	ESFR
Construction Overview	
Construction	Concrete Tilt-up
Floor	6" Reinforced Concrete
Warehouse Lights	T-8



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