



INDUSTRIAL SPACE AVAILABLE FOR LEASE - ±152,722 SF

13833 Carowinds Boulevard | Charlotte, North Carolina 28273

Will Divide



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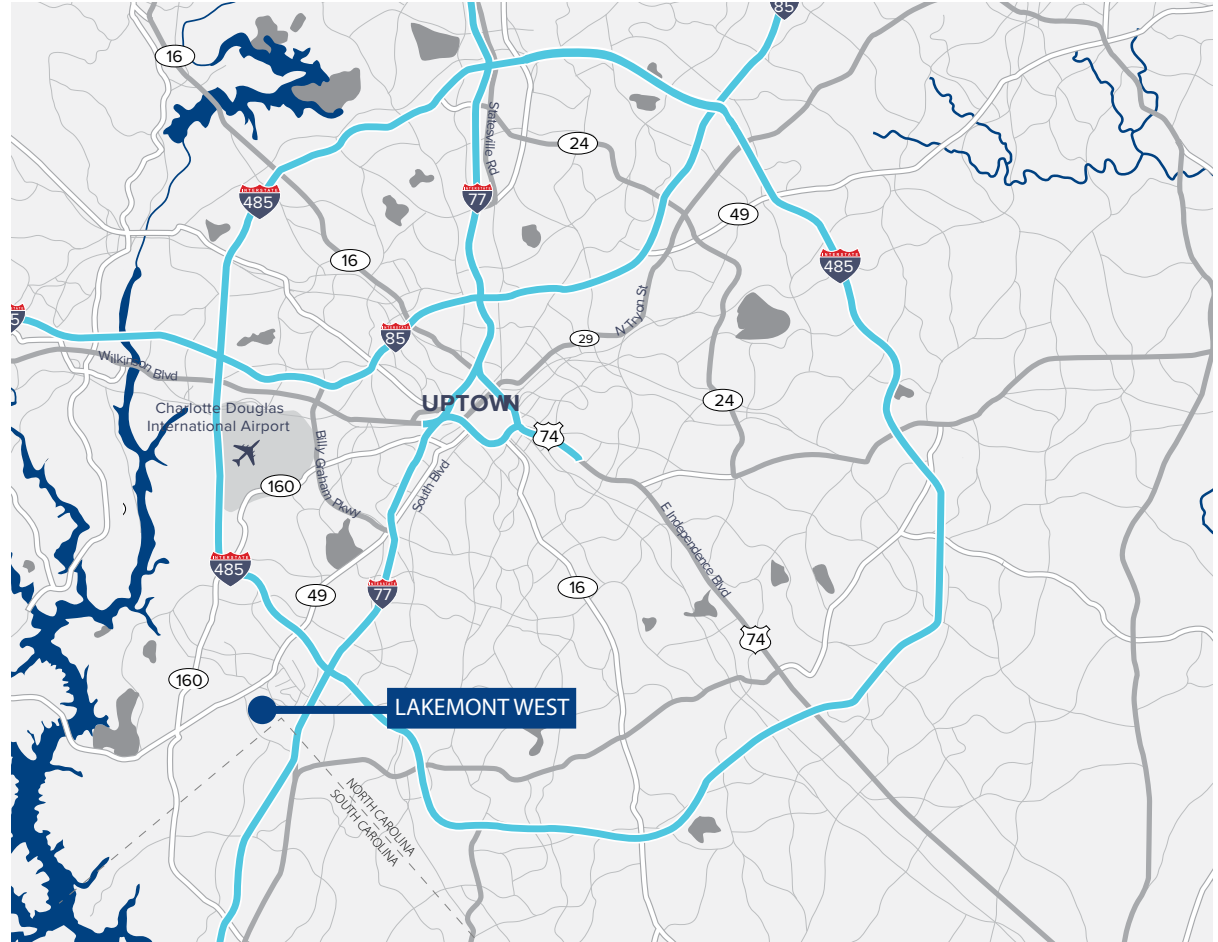
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Overview

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 Sunbelt Rentals, Fidelitone, 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.



I-77	± 2 Miles
I-485	± 4 Miles
Charlotte Douglas Int'l Airport	± 13 Miles
Uptown Charlotte	± 14 Miles

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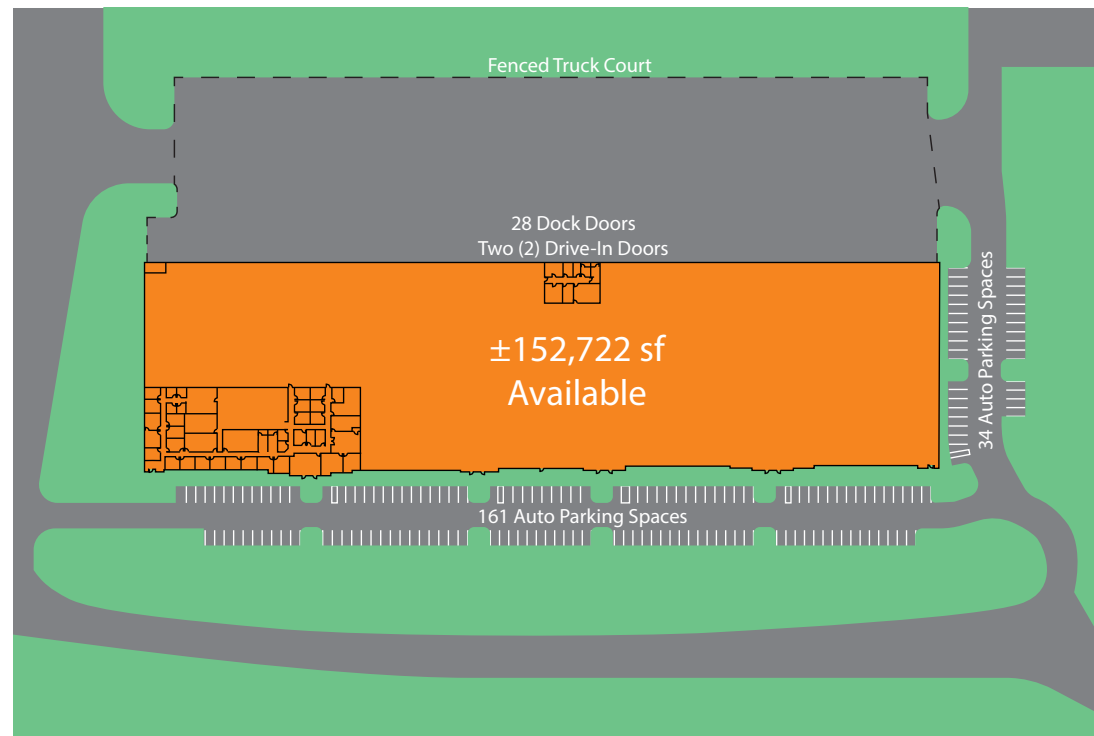
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Site Plan

13833 CAROWINDS BLVD | BUILDING SPECS

Square Footage	
Total Area (SF)	±152,722
Available SF	±152,722
Estimated Office Area (SF)	±18,326
Property Features	
Year Built	2001
Zoning	I-1
County	Mecklenburg
Ceiling Height	24'
Building Depth	200'
Total Space Dimensions	200' x 763'
Column Spacing	40' x 40'
Dock Doors	28
Drive-In Doors	2
Auto Parking	±195
Sprinkler	ESFR
Construction Overview	
Construction	Concrete Tilt-up
Floor	6" Reinforced Concrete
Warehouse Lights	T-8



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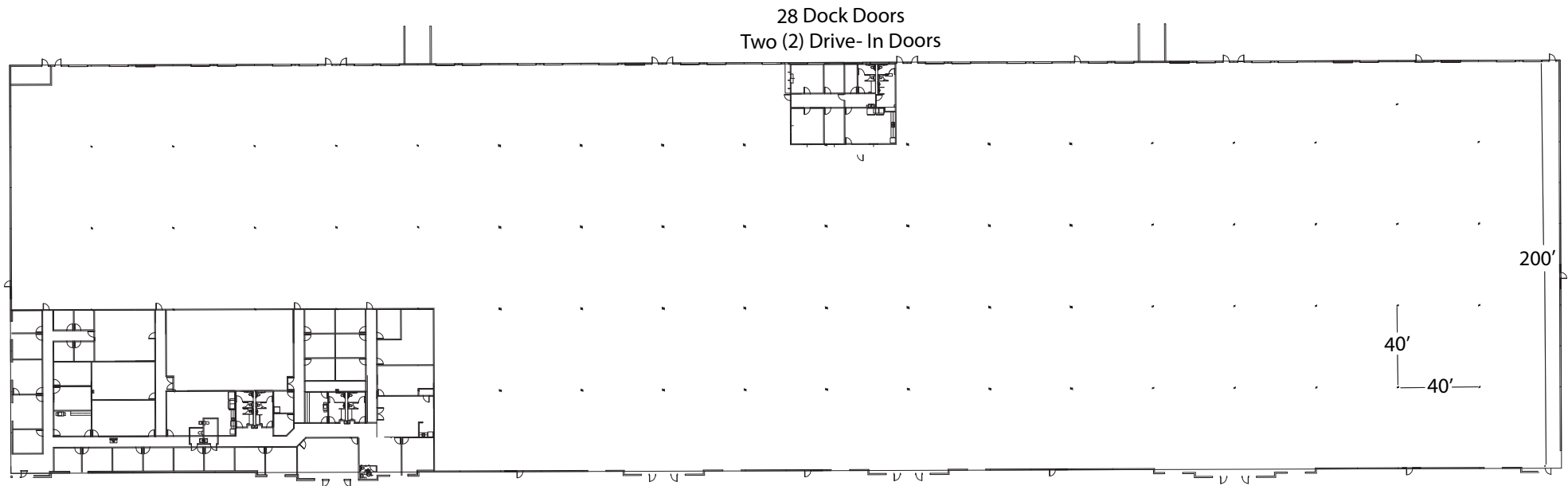




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Existing Floor Plan



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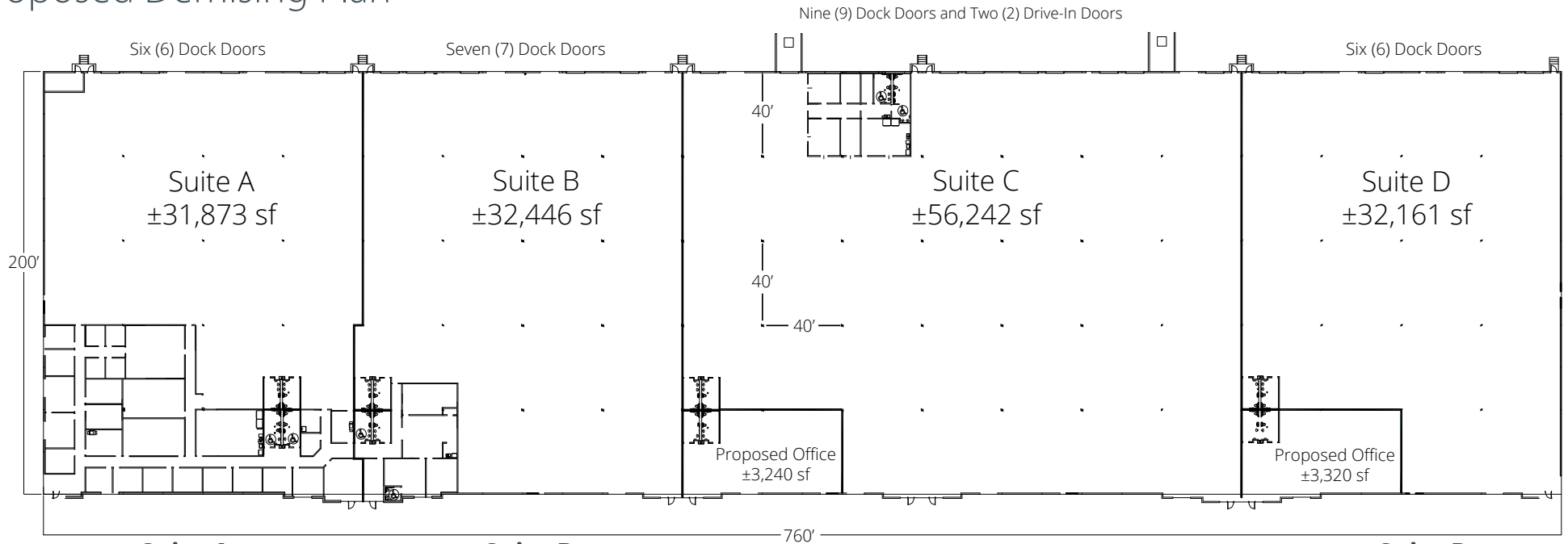
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Proposed Demising Plan



Suite A	
Available SF	±31,873 sf
Dock Doors	Six (6)
Knock Out Panels	Two (2)

Suite B	
Available SF	±32,446 sf
Dock Doors	Seven (7)
Knock Out Panels	-

Suite C	
Available SF	±56,242 sf
Dock Doors	Nine (9)
Drive In Doors	Two (2)
Knock Out Panels	One (1)

Suite D	
Available SF	±32,161 sf
Dock Doors	Six (6)
Knock Out Panels	Two (2)

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