

LAKEMONT EAST  
FORT MILL, SC

INDUSTRIAL SPACE AVAILABLE FOR LEASE - ±201,788 SF

194 Springhill Farm Road | Fort Mill, South Carolina 29715



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## Overview

**LAKEMONT EAST** consists of a 201,788 sf Class A rear-loaded industrial building located at I-77 Exit 90 in Ft. Mill, SC. The building is situated on almost 20 acres between Springhill Farm Road and Pineville-Rock Hill Road and the site is accessible to Carowinds Boulevard and I-77.

Building highlights include 32' clear height, 127 parking spaces, and 20 dock doors with an additional 15 knock out panels. This property is ideally suited for a warehousing, distribution or light industrial user seeking a high quality building with premium access.



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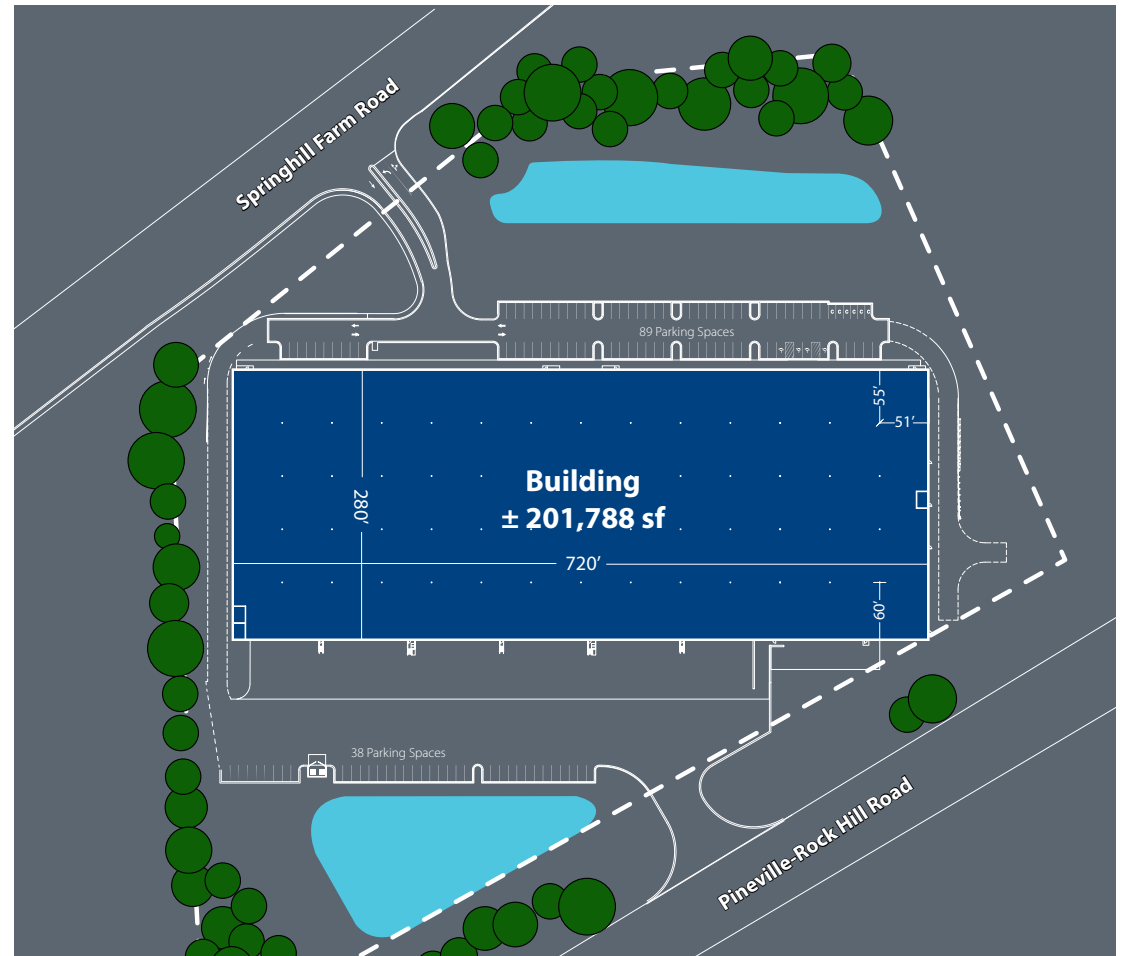
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Site Plan

194 SPRINGHILL FARM ROAD | FORT MILL, SC 29715

Square Footage	
Total Area (SF)	± 201,788
Available (SF)	± 201,788
Estimated Office Area (SF)	BTS
Property Features	
Year Built	2017
Acres	± 18.5
Building Depth	280'
Total Building Dimensions	280' x 720'
Floors	6" Concrete - 4000 psi
Ceiling Height	32'
Exterior Walls	Concrete Tilt
Roof	TPM white reflective roof
Dock Doors	35
Drive-In Doors	1
Parking	127 Marked spaces
Truck Court	Fully Fenced
Availability	Available October 2021
Utilities	
Fire Protection	ESFR Sprinkler System
Electrical Gas	York Electric Cooperative



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Location Map



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