

# LAKEMONT WEST BUSINESS PARK

CHARLOTTE, NORTH CAROLINA

13321-H Carowinds Blvd

Charlotte, NC 28273



## ±20,008 SF Industrial Space Available For Lease at Lakemont West

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, Productiv, and Big Sky Fulfillment.

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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# ±20,008 SF INDUSTRIAL SPACE AVAILABLE

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## Property Specifications

**Building SF:** ±100,000 sf

**Available SF:** ±20,008 sf

**Est. Office SF:** ±1,514 sf

**Year Built:** 1998

**Zoning:** I-1

**Clear Height:** 24'

**Column Spacing:** 50' x 40'

**Sprinklers:** ESFR

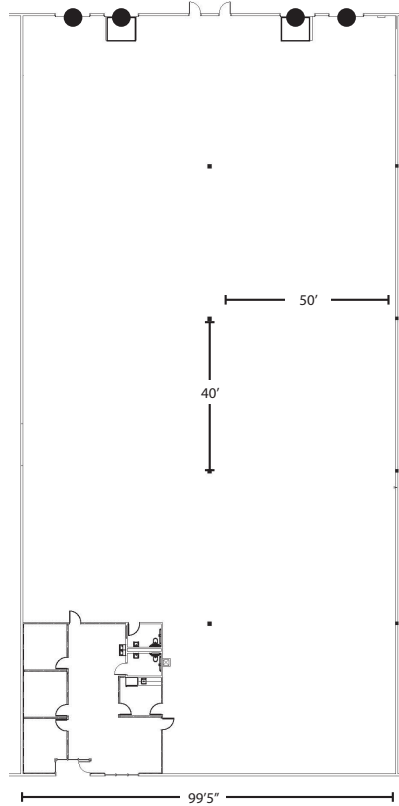
**Warehouse Lights:** T-5

**Construction:** Concrete tilt-up

**Floor:** 6", 4,000 PSI

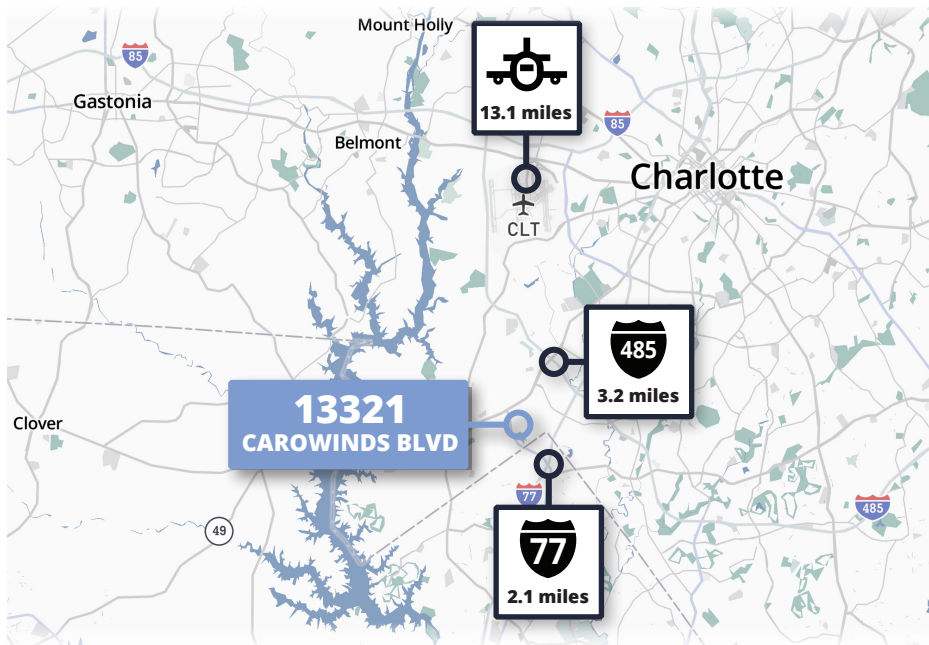
**Dock High Doors:** Four (4) dock high doors with two (2) pit-levelers

**Availability:** Available immediately



### FLOOR PLAN KEY

- Dock High Door
- ◻ Dock High Door With Pit-Leveler



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### For more information:

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