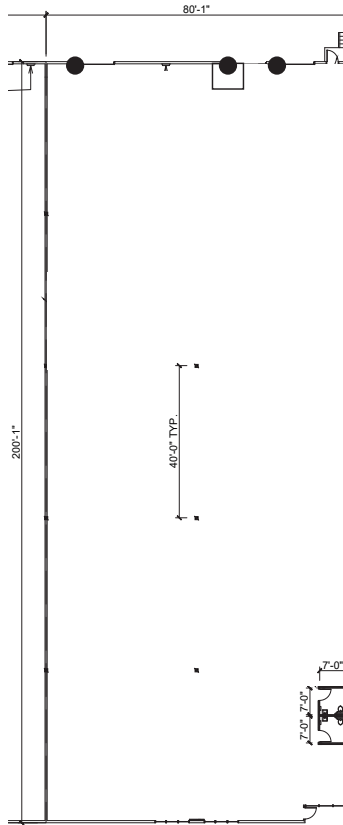


±16,023 SF INDUSTRIAL SPACE AVAILABLE

13321-J Carowinds Blvd | Charlotte, NC 28273

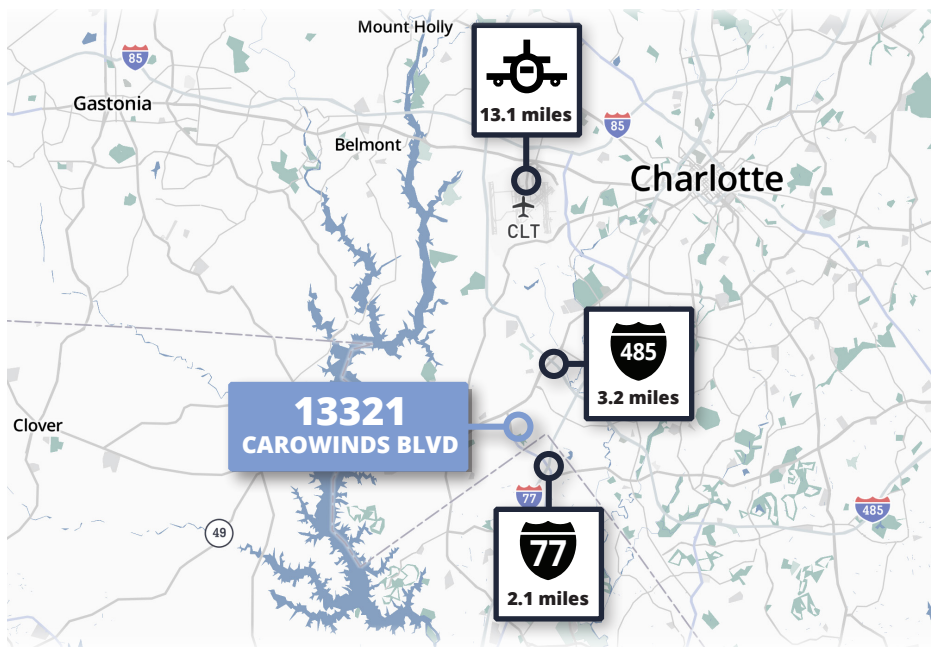
Property Specifications

Building SF:	±100,000 sf
Available SF:	±16,023 sf
Est. Office SF:	BTS
Year Built:	1998
Zoning:	I-1
Clear Height:	24'
Column Spacing:	50' x 40'
Sprinklers:	ESFR
Warehouse Lights:	T5 with motion sensors
Warehouse HVAC:	One (1) 20-Ton RTU and one (1) 15-Ton RTU
Construction:	Concrete tilt-up
Floor:	6", 4,000 PSI
Dock High Doors:	Three (3) dock high doors with one (1) pit-leveler
Availability:	10/1/2025



FLOOR PLAN KEY

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



LAKEMONT WEST
BUSINESS PARK
CHARLOTTE, NORTH CAROLINA

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