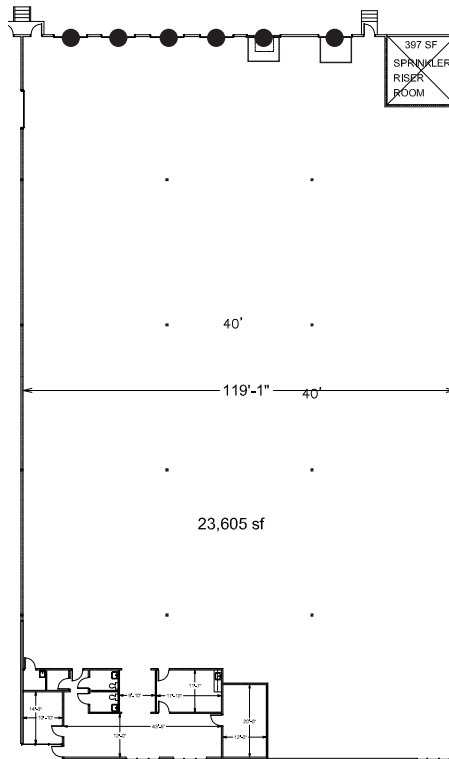


# ±23,605 SF INDUSTRIAL SPACE AVAILABLE

13321-P Carowinds Blvd | Charlotte, NC 28273

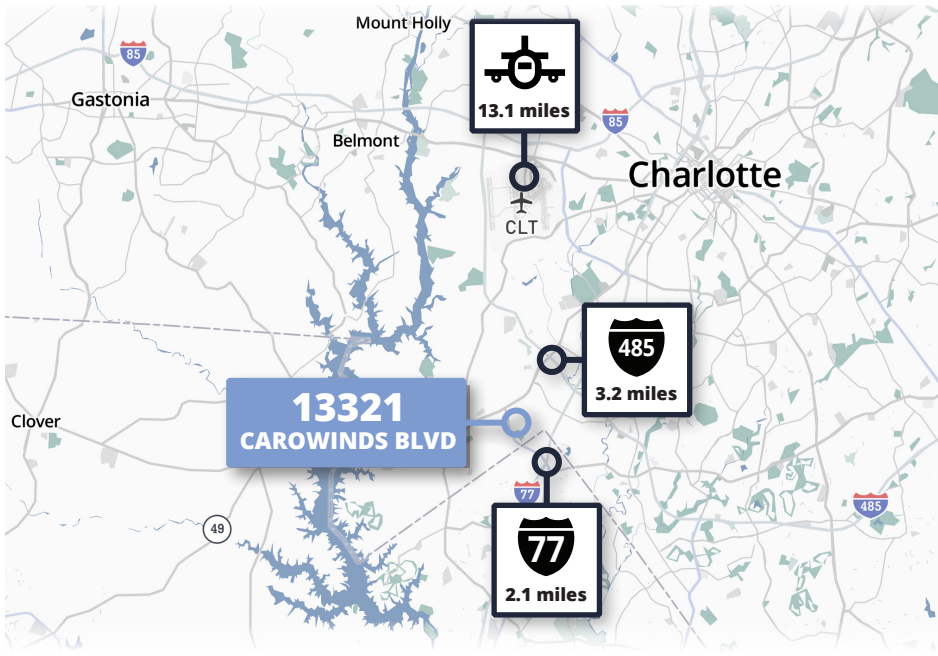
## Property Specifications

<b>Building SF:</b>	±100,000 sf
<b>Available SF:</b>	±23,605 sf
<b>Est. Office SF:</b>	±1,675 sf
<b>Year Built:</b>	1998
<b>Zoning:</b>	I-1
<b>Clear Height:</b>	24'
<b>Column Spacing:</b>	40' x 40'
<b>Sprinklers:</b>	ESFR
<b>Warehouse Lights:</b>	T8
<b>Construction:</b>	Concrete tilt-up
<b>Floor:</b>	6" reinforced concrete
<b>Dock High Doors:</b>	Six (6) dock high doors with two (2) pit-leveler
<b>Availability:</b>	Available immediately



### FLOOR PLAN KEY

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



LAKEMONT WEST  
BUSINESS PARK  
CHARLOTTE, NORTH CAROLINA

### For more information:

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