



INDUSTRIAL SPACE AVAILABLE FOR LEASE - ±48,000 SF

13827 Carowinds Boulevard | Charlotte, North Carolina 28273



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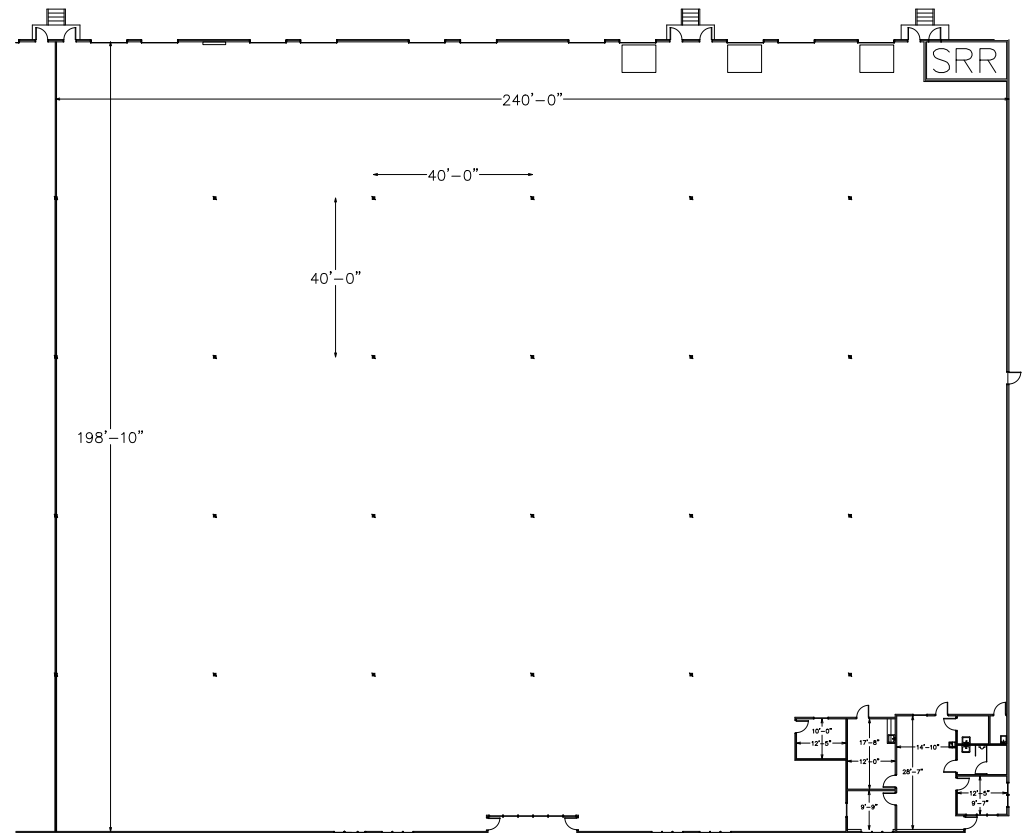
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Square Footage	
Total Area (SF)	±136,000
Available SF	±48,000
Estimated Office Area (SF)	±1,366
Available	2/1/2023
Lease Rate	Call for pricing

Property Features	
Year Built	1998
Zoning	I-1
Ceiling Height	24'
Total Space Dimensions	198'-10" x 240'
Column Spacing	40' x 40'
Dock Doors	Eleven (11) - 9' x 10'
Drive In Doors	One (1) - 12'x14'
Power	825 Amps
HVAC	100% conditioned
Sprinkler	ESFR

Construction Overview	
Construction	Concrete tilt-up
Floor	6" reinforced concrete
Warehouse Lights	T-8



LAKEMONT WEST VIII
 13827 CAROWINDS BLVD.
 SUITE A
 48,000 SF TOTAL
 1,366 SF OFFICE

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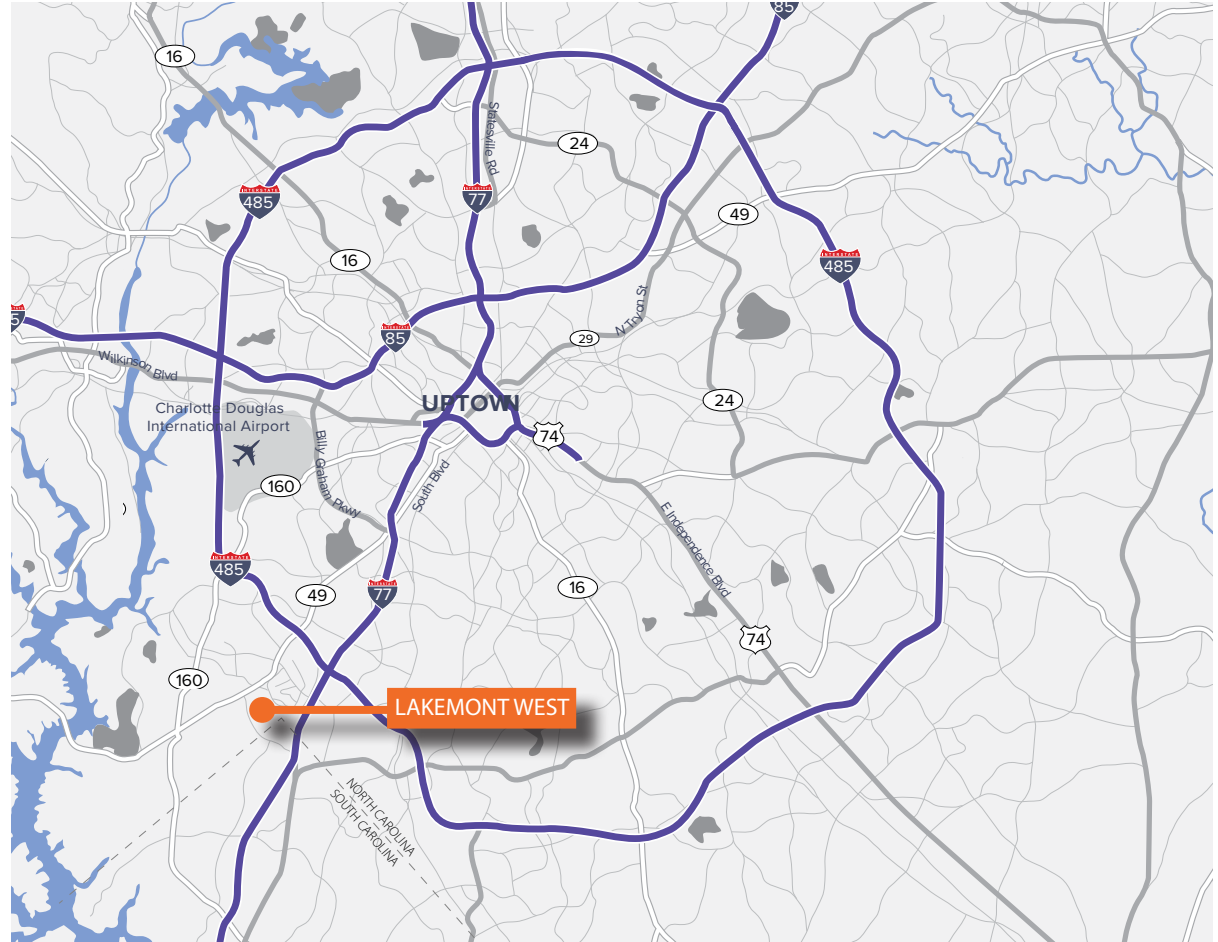
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Overview

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, 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.

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



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