



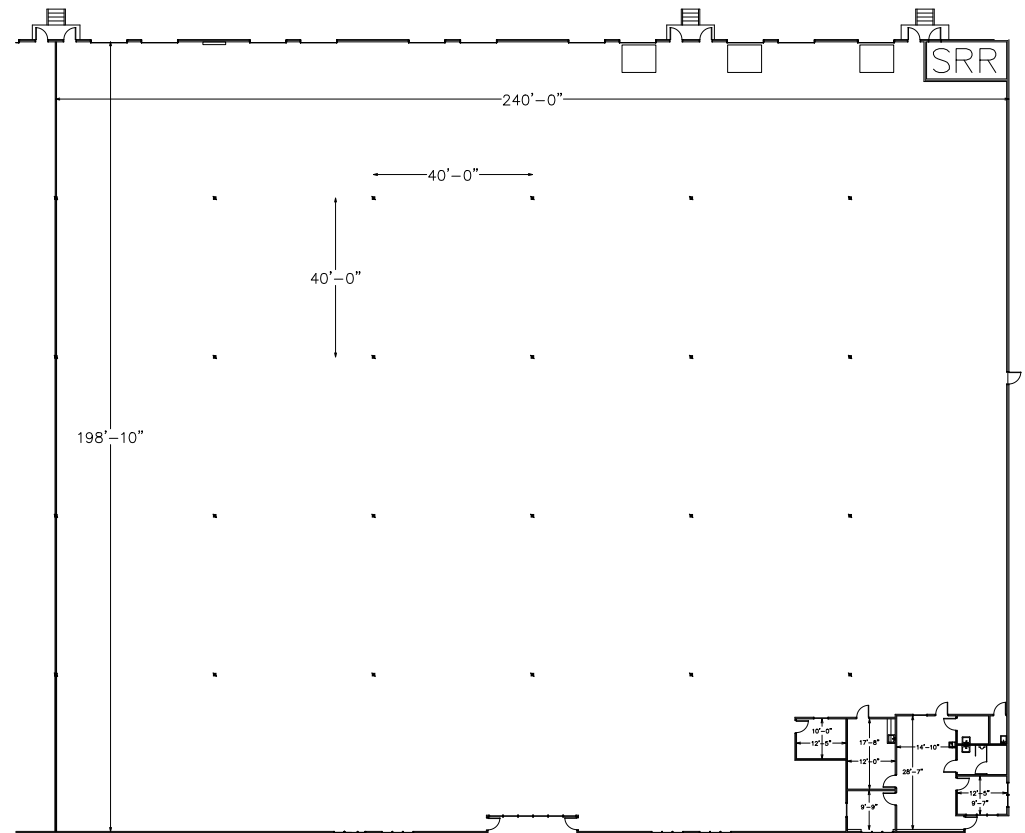
# INDUSTRIAL SPACE AVAILABLE FOR LEASE - ±48,000 SF

13827 Carowinds Boulevard | Charlotte, North Carolina 28273

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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