



INDUSTRIAL SPACE AVAILABLE FOR LEASE - ±87,628 SF

13833 Carowinds Boulevard | Charlotte, North Carolina 28273

Will Divide



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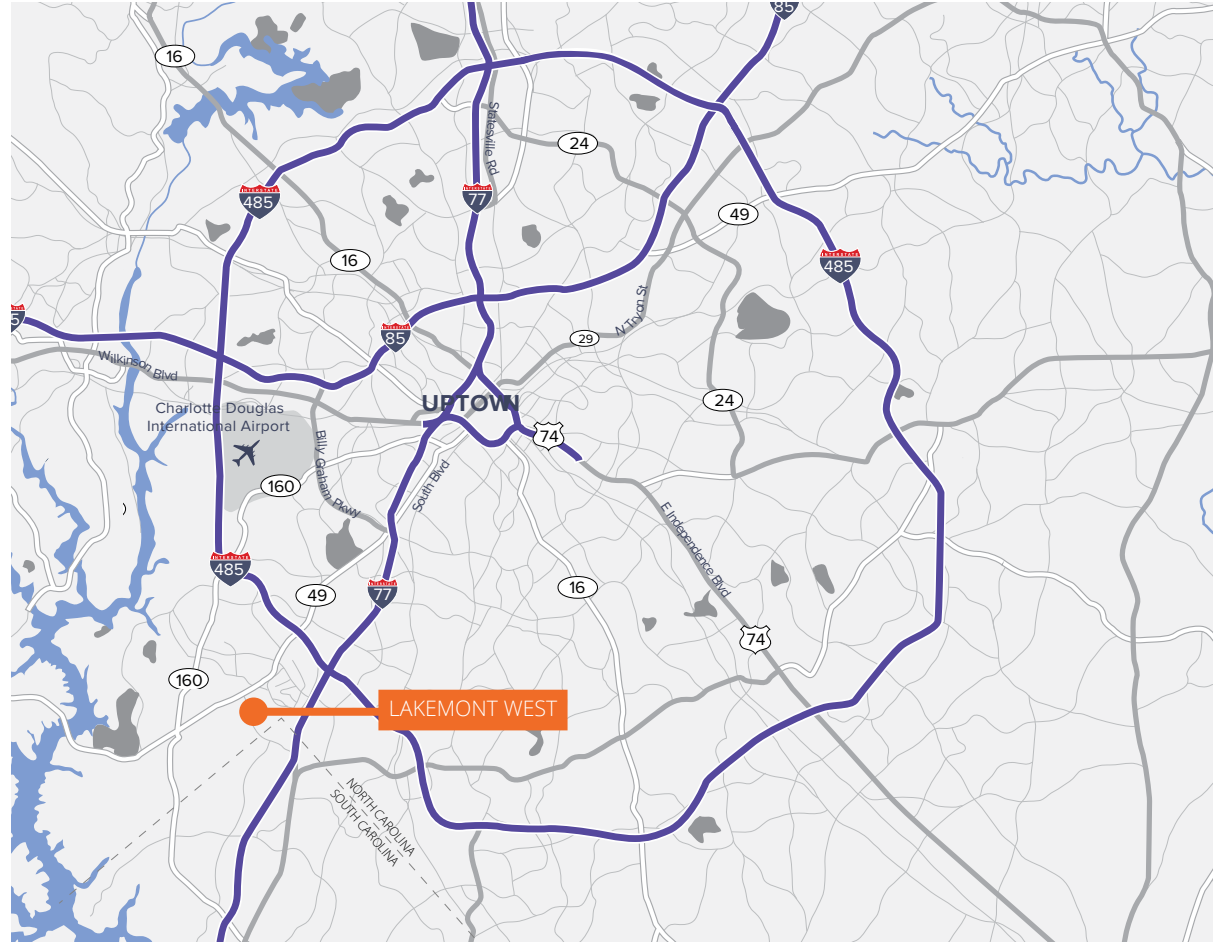
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Overview

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, Fidelitone, and General Fasteners Co.

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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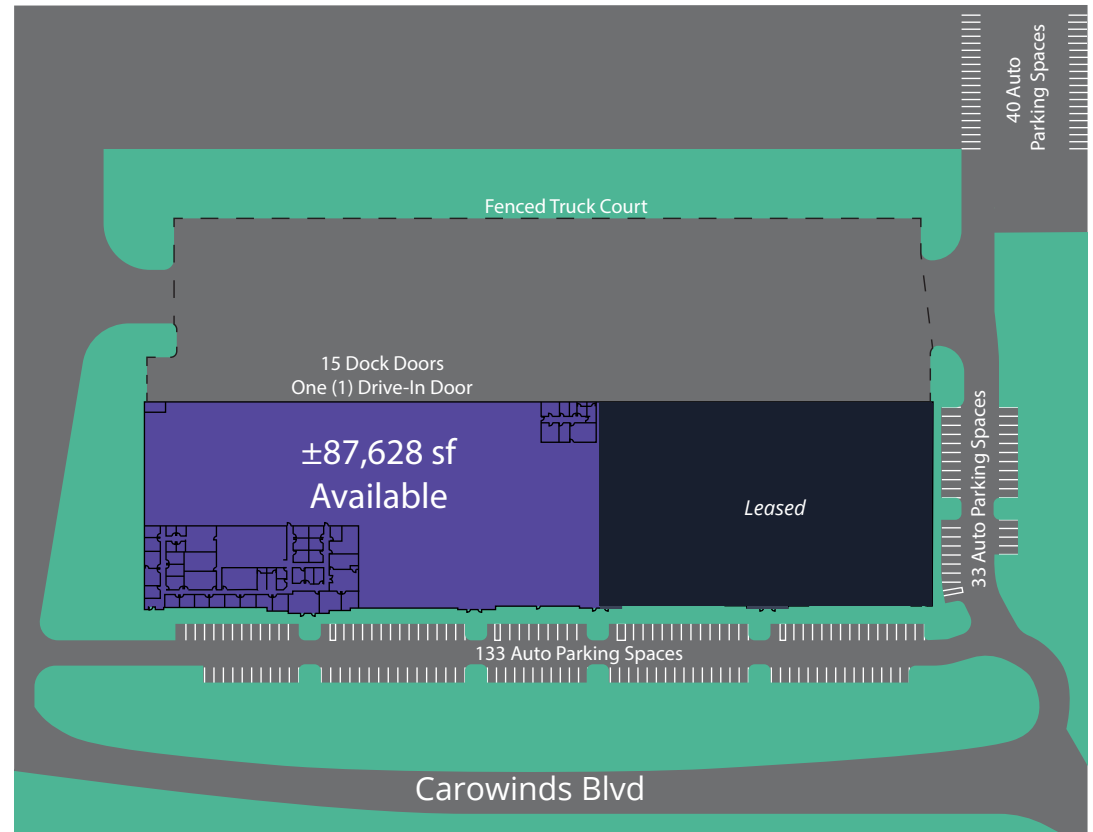
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Site Plan

13833 CAROWINDS BLVD | BUILDING SPECS

Square Footage	
Total Area (SF)	±152,920
Available SF	±32,000 - 87,628
Existing Office Area (SF)	±20,408
Property Features	
Year Built	2001
Zoning	I-1
County	Mecklenburg
Ceiling Height	24'
Building Depth	200'
Total Space Dimensions	200' x 763'
Column Spacing	40' x 40'
Dock Doors	15
Drive-In Doors	1
Truck Court	Fenced
Sprinkler	ESFR
Parking Available	±206 Auto Parking Spaces
Available	Immediately
Construction Overview	
Construction	Concrete Tilt-up
Floor	6" Reinforced Concrete
Warehouse Lights	LED



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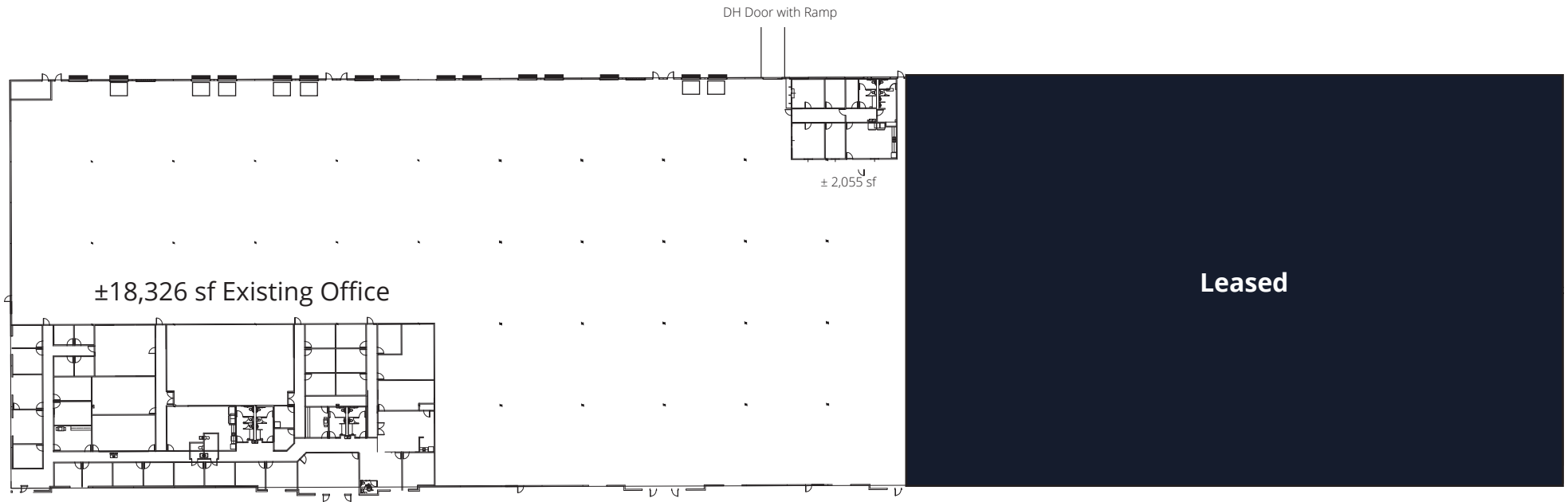


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Existing Floor Plan

 = Pit Leveler
 = Dock Door



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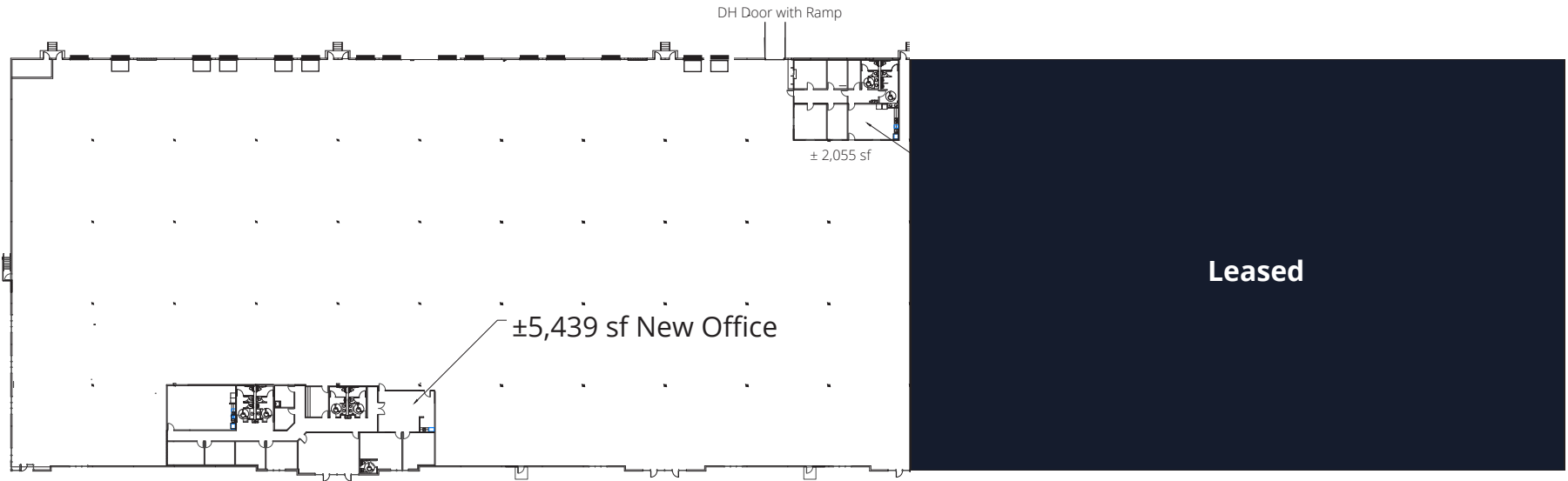


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Reduced Office Plan

 = Pit Leveler
 = Dock Door



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