



INDUSTRIAL SPACE AVAILABLE FOR LEASE - 162,800 SF

13327 Carowinds Boulevard | Charlotte, North Carolina 28273

Divisible to 39,600 sf



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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 Empire Distributors, Staples, 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.



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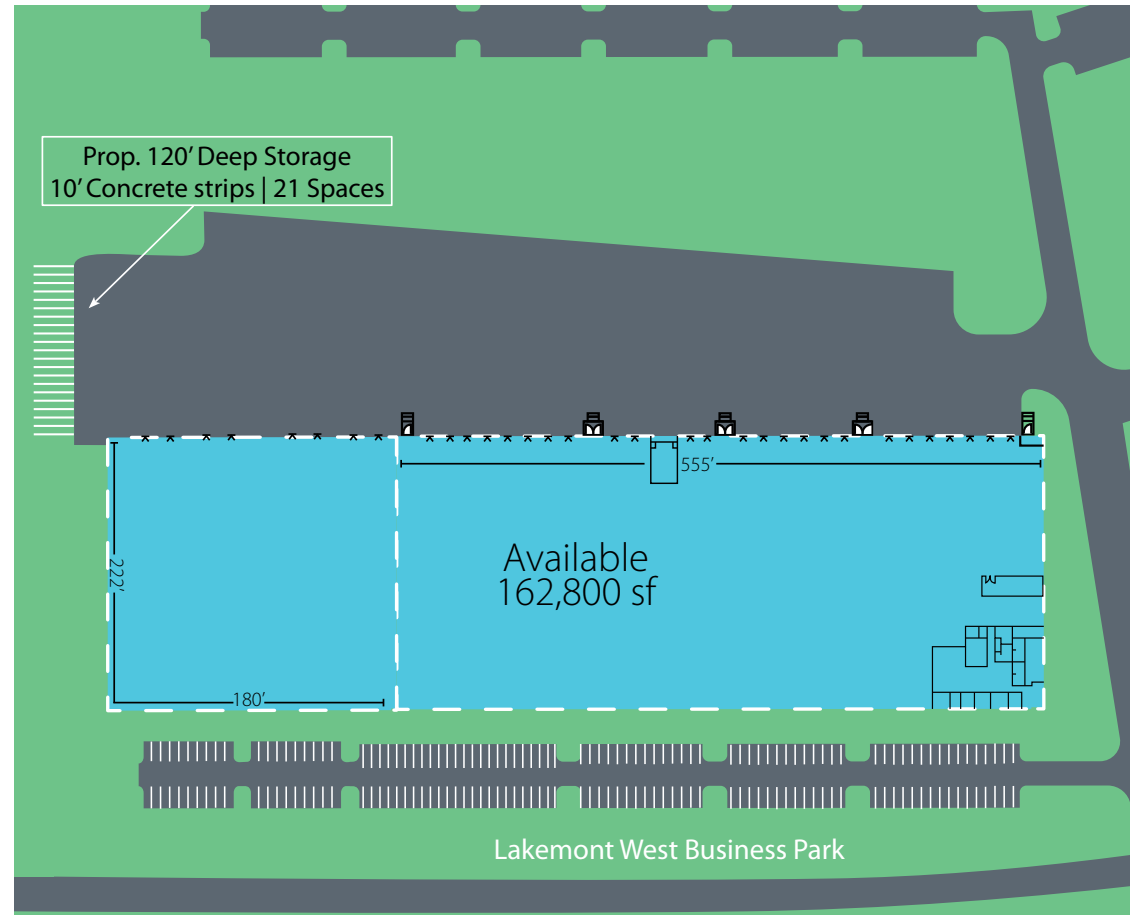
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Site Plan

13327 CAROWINDS BLVD. | BUILDING SPECS

Square Footage	
Total Area (SF)	162,800
Available SF	39,600 - 162,800
Estimated Office Area (SF)	14,720
Property Features	
Year Built	1998
Expansion	2017
Building Depth	222'
Total Building Dimensions	222' x 735'
Sprinkler	ESFR
Ceiling Height	30'
Column Spacing (Suite A)	40' x 44'
Column Spacing (Suite B)	40' x 40'
Dock Doors	33
Drive-In Doors	1
Auto Parking	135-155
Trailer Parking	21
Construction Overview	
Construction	Concrete Tilt-up
Floor	6" Reinforced Concrete
Warehouse Lights	T-8 (Suite A) & LED (Suite B)



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Location Map



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