



INDUSTRIAL SPACE AVAILABLE FOR LEASE - ± 24,142 SF

13315 - Q Carowinds Boulevard | Charlotte, North Carolina 28273



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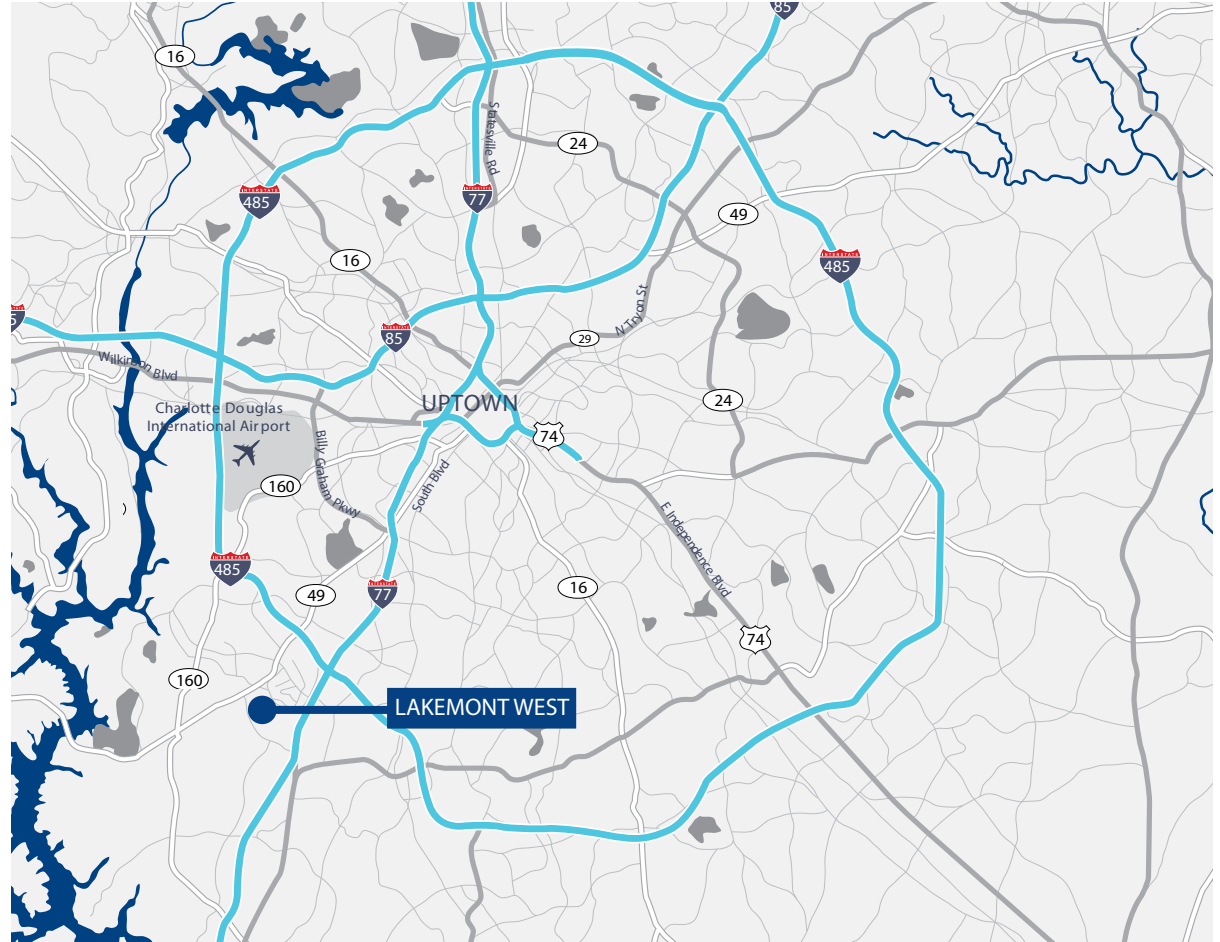
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Overview

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 Empire Distributors, 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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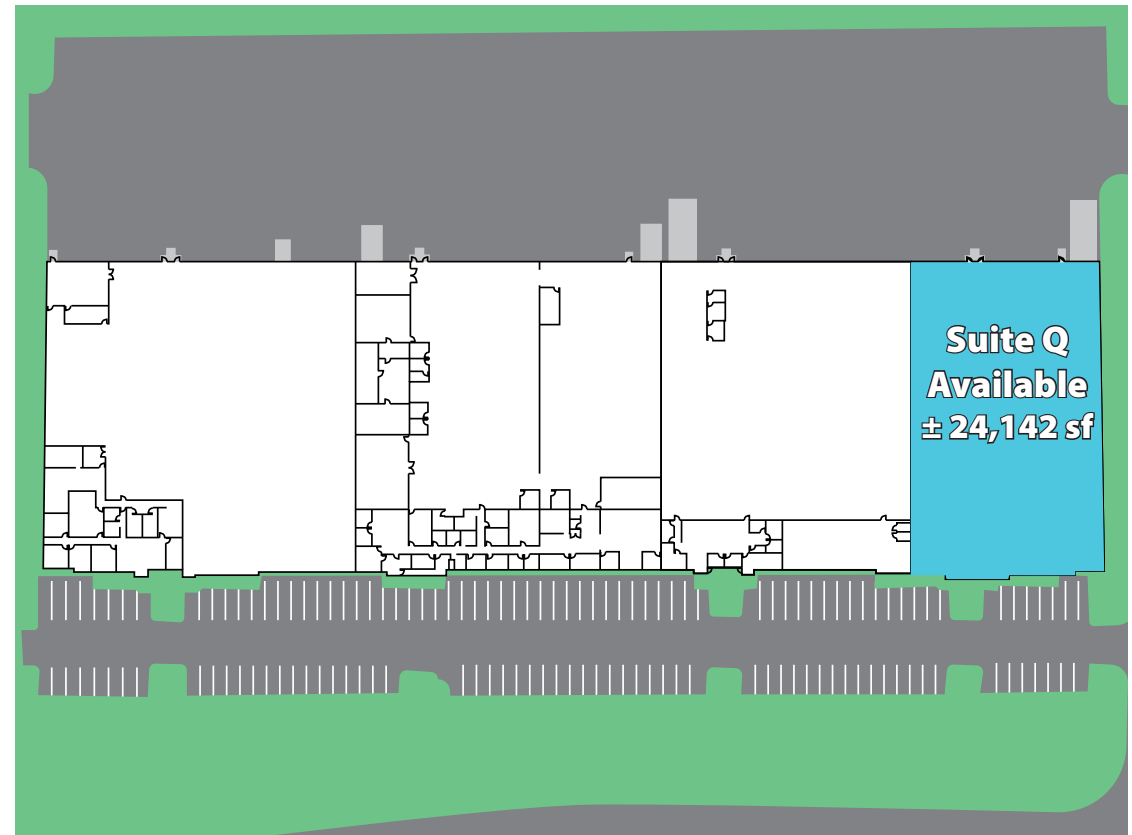
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Floor Plan

13315-Q CAROWINDS BLVD. | BUILDING SPECS

Square Footage	
Total Area (SF)	136,106
Available SF	\pm 24,142
Office SF:	\pm 2,459
Property Features	
Year Built	1997
Building Depth	200'
Sprinkler	ESFR
Ceiling Height	24'
Column Spacing	40' x 40'
Dock Doors	Five (5) Dock High; One (1) Drive In
Dock Packages	Two (2) Pit levelers
Zoning	I-1
Construction Overview	
Construction	Concrete Tilt Up
Floor	6", 4,000 PSI



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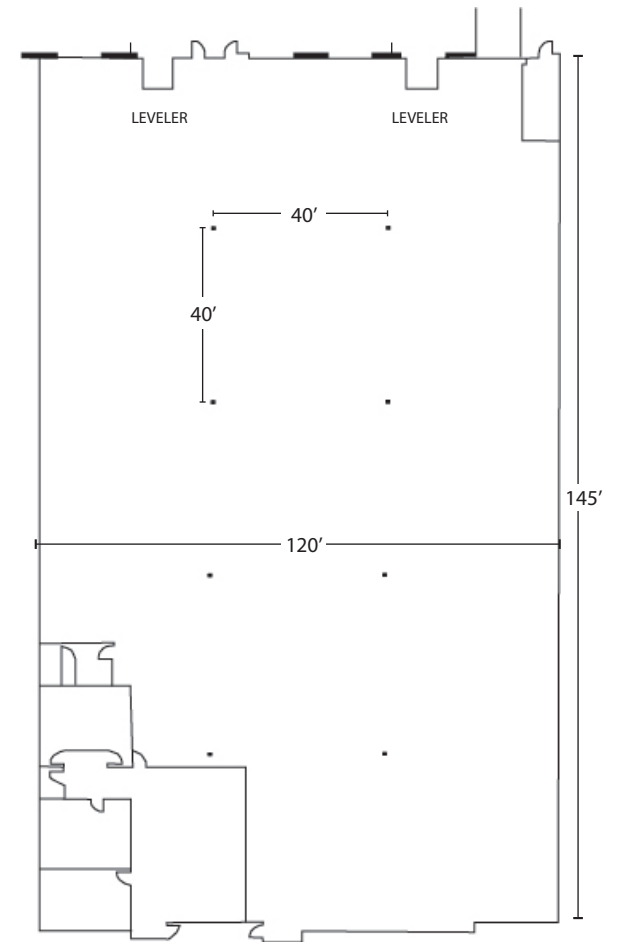
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Floor Plan



- Dock High
- Drive-in



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