



LAKEMONT



For Lease

160 Steele Point Dr.

FORT MILL, SC

±370,212 SF cross-dock distribution facility

Prime Location

±1.0 mile to Interstate-77

±4 miles to Interstate-485

±15 miles to CLT Douglas Int'l Airport

±12 miles to Central Business District

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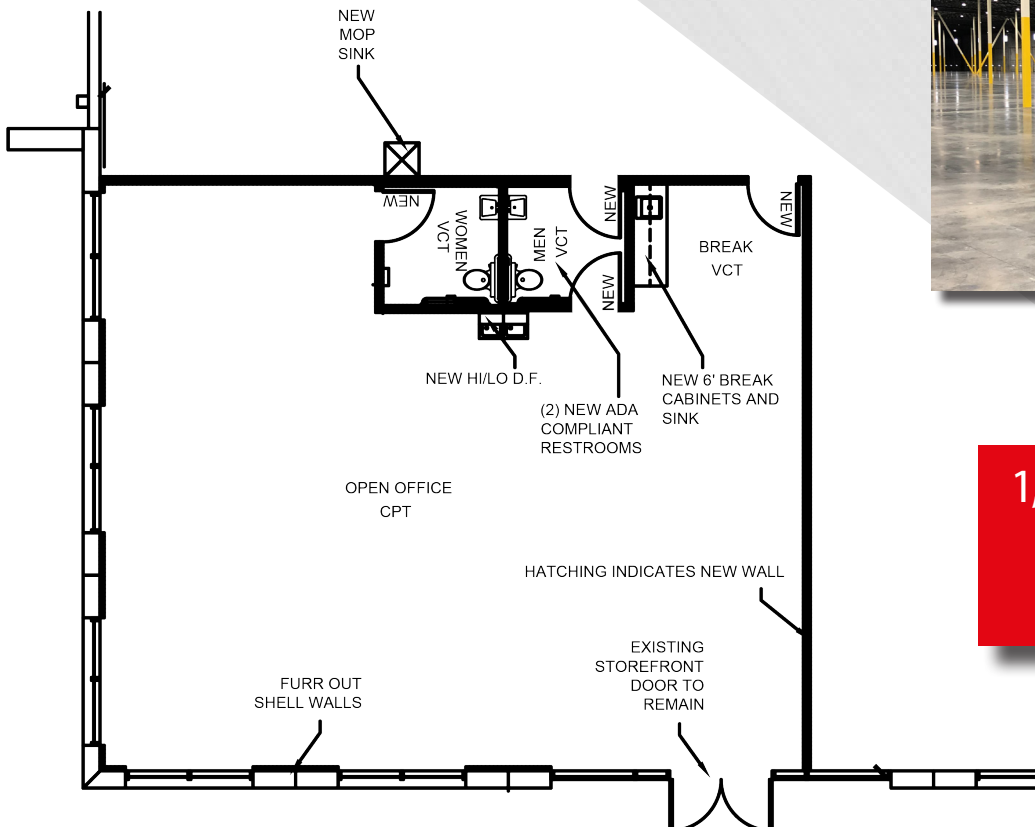


Building Specifications

| | | | |
|----------------|---|-----------------|---|
| Available | ±125,000 - 370,212 s.f. | Sprinkler | ESFR |
| Office | 1,535 SF (Under construction) | Truck court | 130' - 185' (concrete apron) |
| Year Built | 2019 | Power | 4,000 A / 480V / 3 ph |
| Configuration | Cross-dock | Lighting | LED (35 to 40 foot-candles) |
| Acres | ±59.74 | Dock doors | 93 |
| Clear height | 36' | Drive-ins | 3 |
| Column Spacing | 54' x 46'8" (60' speed bay) | Auto parking | 185 car parks (±182 expansion capabilities) |
| Dimensions | 925' x 400' | Trailer parking | 61 (expandable to ±120) |
| Floors | 7" slab, 4,000 PSI, non reinforced over 4" compacted subgrade | Lease rate | \$4.85/s.f. NNN |

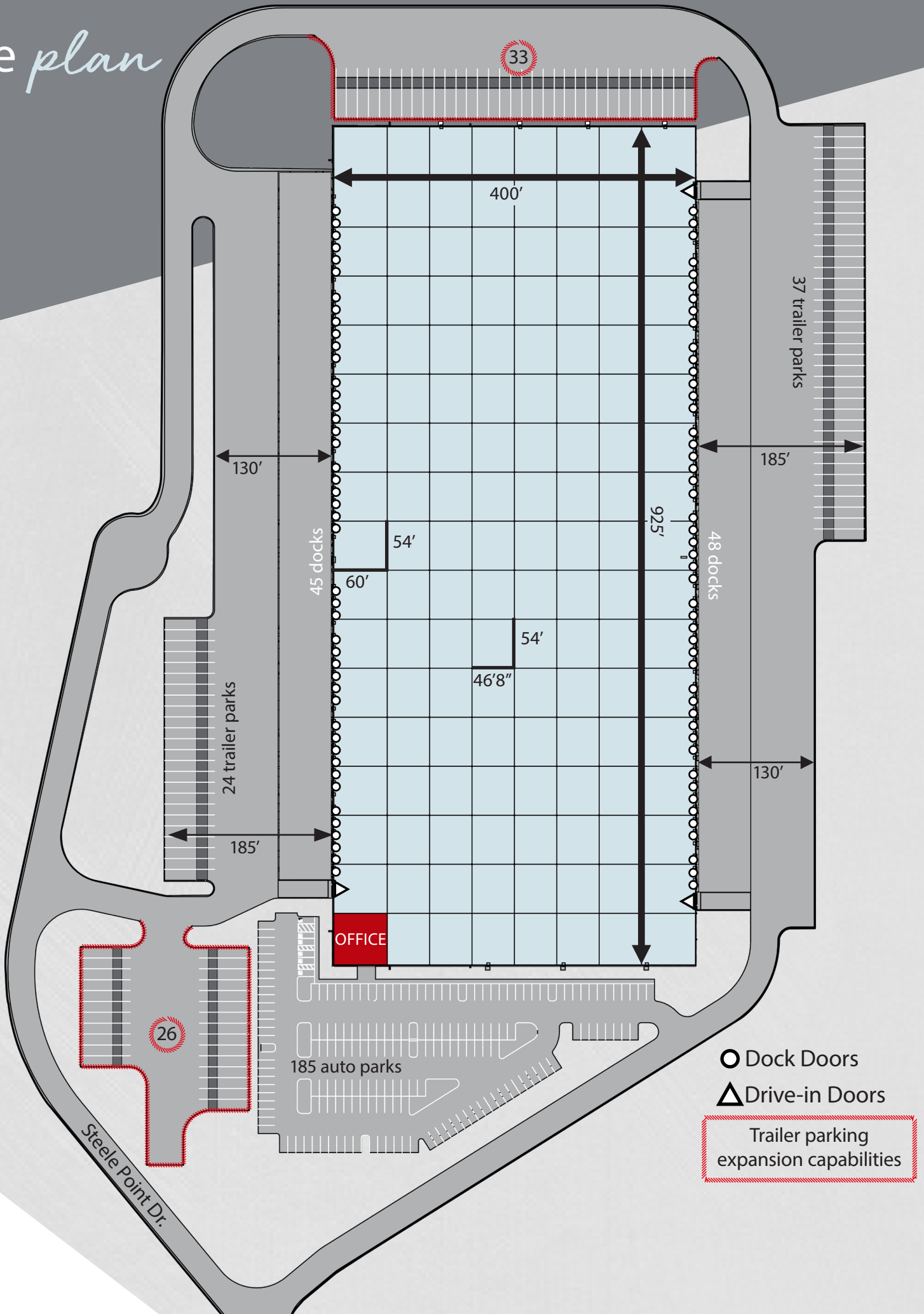


**NEW LED LIGHTING
35-40 FOOT-CANDLE**



**1,535 SF MAKE-READY
OFFICE UNDER
CONSTRUCTION**

Site plan



- Dock Doors
- △ Drive-in Doors
- Trailer parking expansion capabilities

✈️ ±15 miles

🏢 ±12 miles
CLT CBD

🛣️ INTERSTATE 485 ±4 miles

TJ-maxx

Carowinds

INTERSTATE 77

CardinalHealth

BLACK & DECKER

BLACK & DECKER

SCHAEFFLER

WELLS FARGO

Laminex

britax

FERGUSON

INA

SAMUEL
Samuel Strapping Systems

legrand

MOOD:MEDIA

Diversey

FedEx
Ground

Ashley
HOMESTORE

LAKEMONT

STEELE POINT DR.

INTERSTATE 77

OXGO

ROSS
DRESS FOR LESS

Ryder
Ever better.

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