



# For Lease or Sale

## Lakemont Business Park

121,767 s.f. distribution/manufacturing facility

- York County (7220000012)
- 1/3 mile from Carowinds Boulevard
- 1.3 miles to I-77
- 17 surplus trailer positions available

587 Greenway Industrial Dr,  
Fort Mill, SC

John Cashion, SIOR

+1 704 804 5780

[john.cashion@am.jll.com](mailto:john.cashion@am.jll.com)

Jordan Quinn

+1 704 804 5836

[jordan.quinn@am.jll.com](mailto:jordan.quinn@am.jll.com)

JLL Charlotte

4201 Congress Street, Suite 300

Charlotte, NC 28209

[www.jll.com/charlotte](http://www.jll.com/charlotte)

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## Available space features

<b>Available:</b>	121,767 s.f.
<b>Office Size:</b>	+/- 2,000 s.f. first floor +/-15,360 s.f. second floor Showers in first floor office
<b>Ceiling Height:</b>	23' - 25'
<b>Column Spacing:</b>	40' x 40'
<b>Dock Doors:</b>	8 total - 7 with pit levelers and seals
<b>Drive-in Doors:</b>	1 grade level (20' x 14')
<b>Power:</b>	1200 amp/480 volt
<b>Lighting:</b>	New LED's



## Building features

<b>Size:</b>	121,767 s.f.
<b>Acres:</b>	5.56 acres
<b>Parcel #:</b>	York County GIS 7220000012
<b>Year Built:</b>	1986
<b>Dimensions:</b>	440' x 240'
<b>Floors:</b>	6" Concrete Floor Slab over 6 Mil Poly Vapor Barrier over Gravel Base
<b>Walls:</b>	6" Precast Insulated Concrete Panels
<b>Roof:</b>	EPDM (ballasted)
<b>Zoning:</b>	ID - Industrial
<b>Sprinkler:</b>	Density is .57 over 2,500 sf (ESFR-grade)
<b>Auto Parking:</b>	±149 spaces
<b>Trailer parking:</b>	An additional 17 trailer positions available across the street. (Not included in sales price)

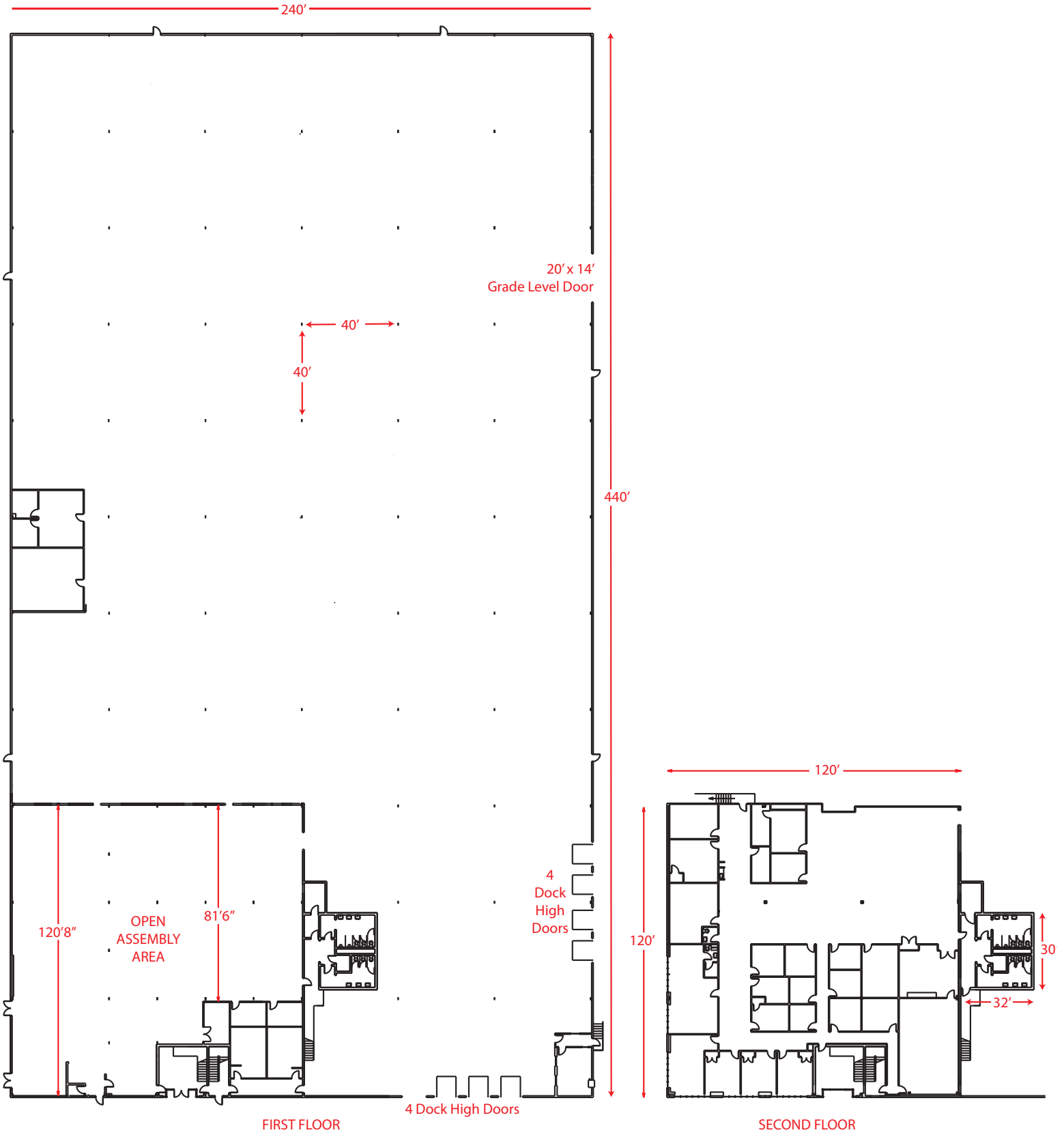


## Pricing

<b>Lease rate:</b>	\$4.15/s.f. NNN
<b>TICAM:</b>	\$1.25/s.f.
<b>Sale price:</b>	\$8,800,000



# Building features





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