



INDUSTRIAL SPACE AVAILABLE FOR LEASE - ± 16,023 SF

13321-J Carowinds Boulevard | Charlotte, North Carolina 28273



Christopher Skibinski, SIOR
Principal | Managing Director
704.412.5606
chris.skibinski@avisonyoung.com

Henry Lobb
Senior Vice President
704.469.5964
henry.lobb@avisonyoung.com

Tom Tropeano
Vice President
704.413.0228
tom.tropeano@avisonyoung.com





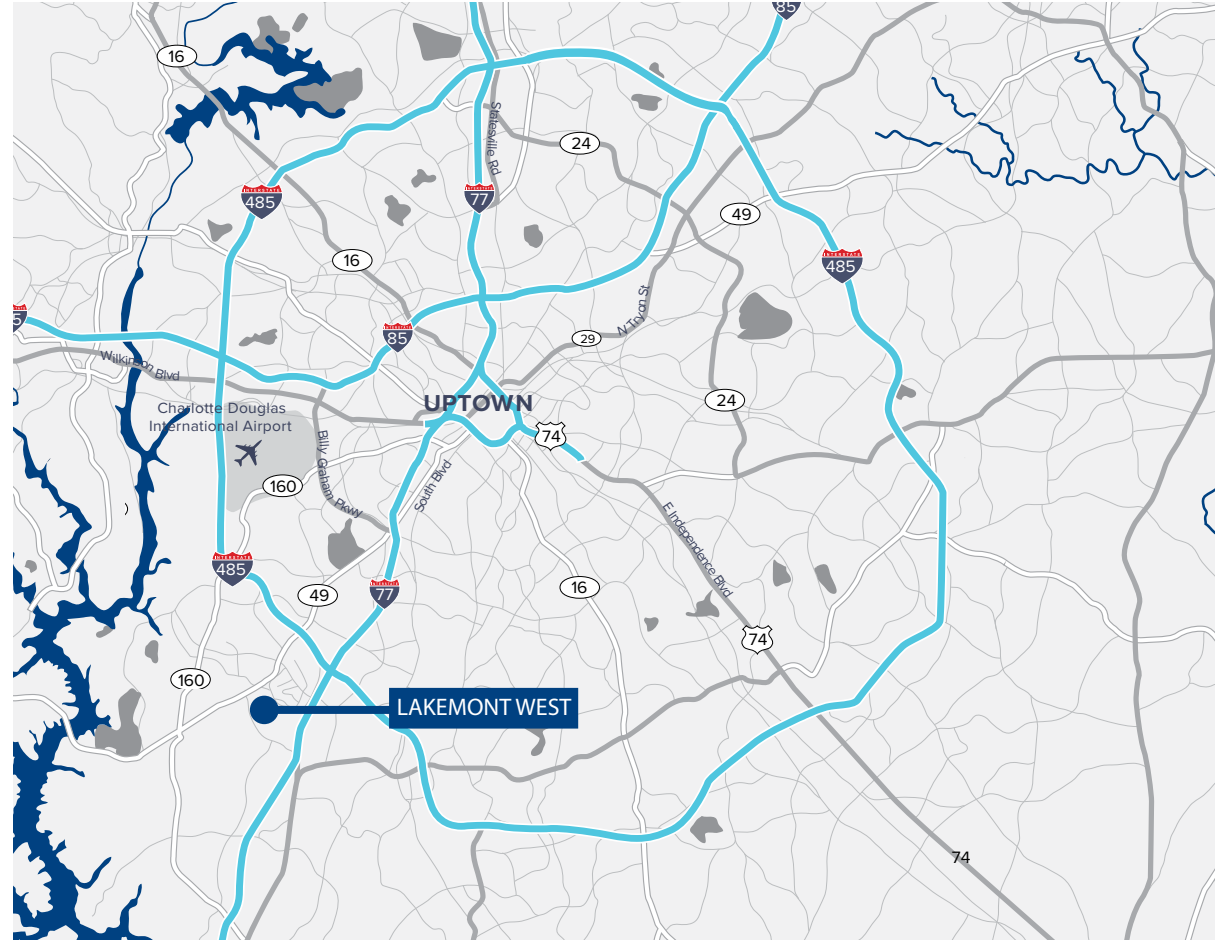
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Overview

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-85/I-77 interchange, the Park offers quick and convenient access to highly efficient interstate systems.



I-77	± 3 Miles
I-485	± 9.0 Miles
Charlotte Intl' Douglas Airport	± 13 Miles
Uptown Charlotte	± 14 Miles

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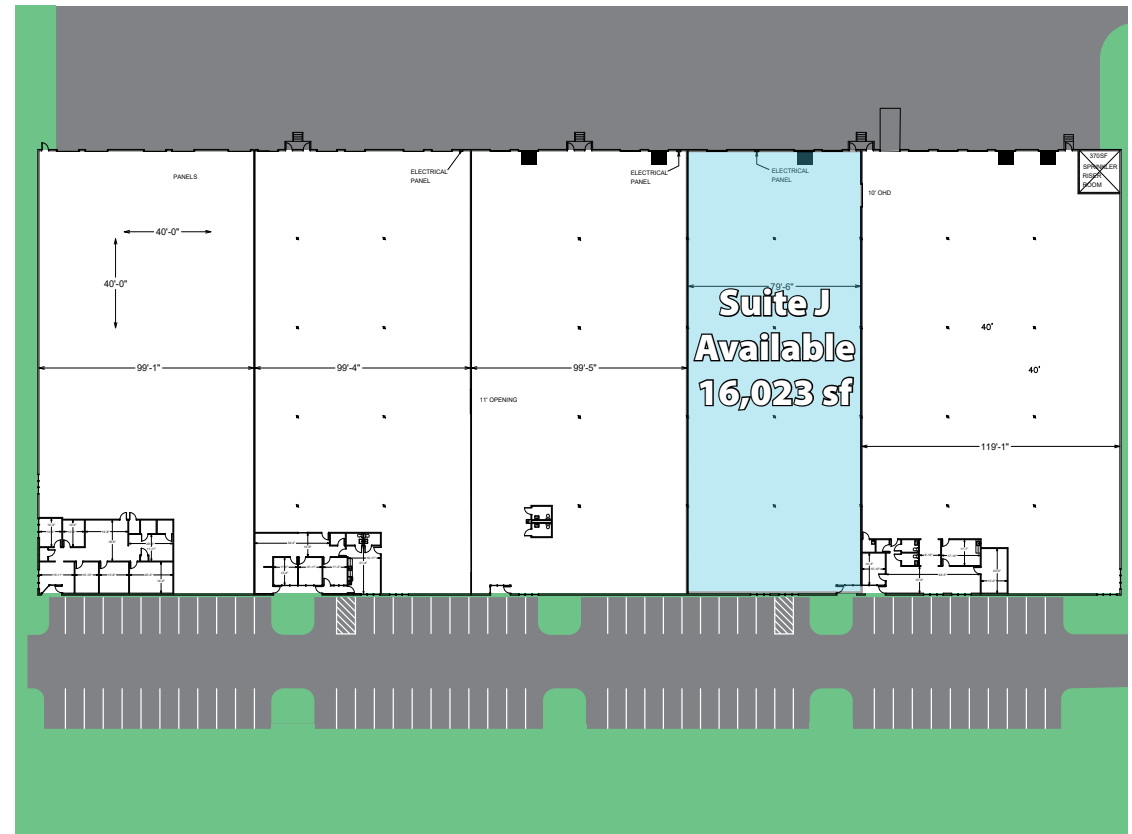
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Floor Plan

■ Dock High Door with Leveler

13321-J CAROWINDS BLVD. | BUILDING SPECS

Square Footage	
Total Area (SF)	± 100,000
Available SF	± 16,023
Office SF:	BTS
Property Features	
Year Built	1998
Building Depth	200'
Sprinkler	ESFR
Ceiling Height	24'
Column Spacing	50'x40'
Dock Doors	Three (3); One (1) pit levelers
Zoning	I-1
Construction Overview	
Construction	Concrete Tilt Up
Floor	6", 4,000 PSI
Warehouse Lights	T-5 Motion Sensor
HVAC	Fully Conditioned



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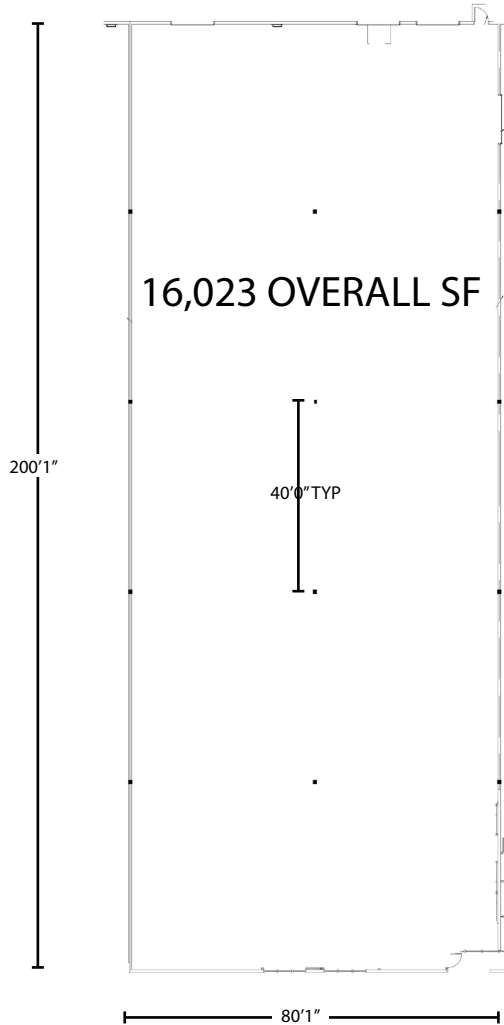




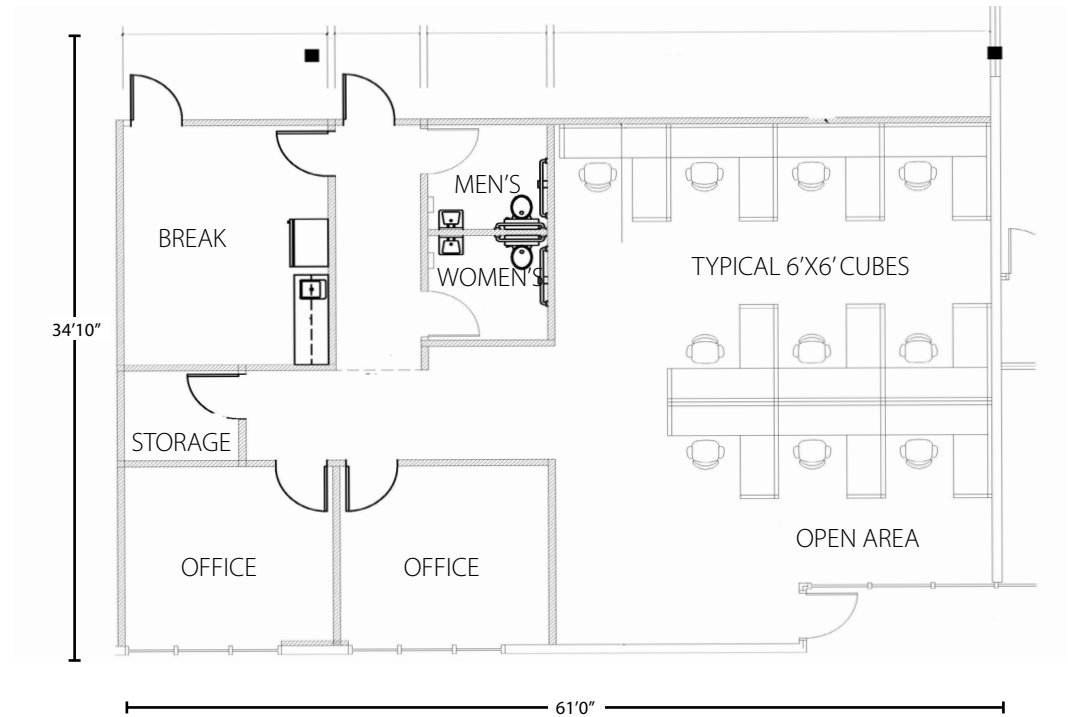
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Floor Plan



Sample Office Space Floor Plan (±1,847 sf)



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