



Lakemont Business Park

2840 Lakemont Blvd
Fort Mill, SC 29708

New Construction, Class-A Industrial Facility Available For Lease



155,320 SF available

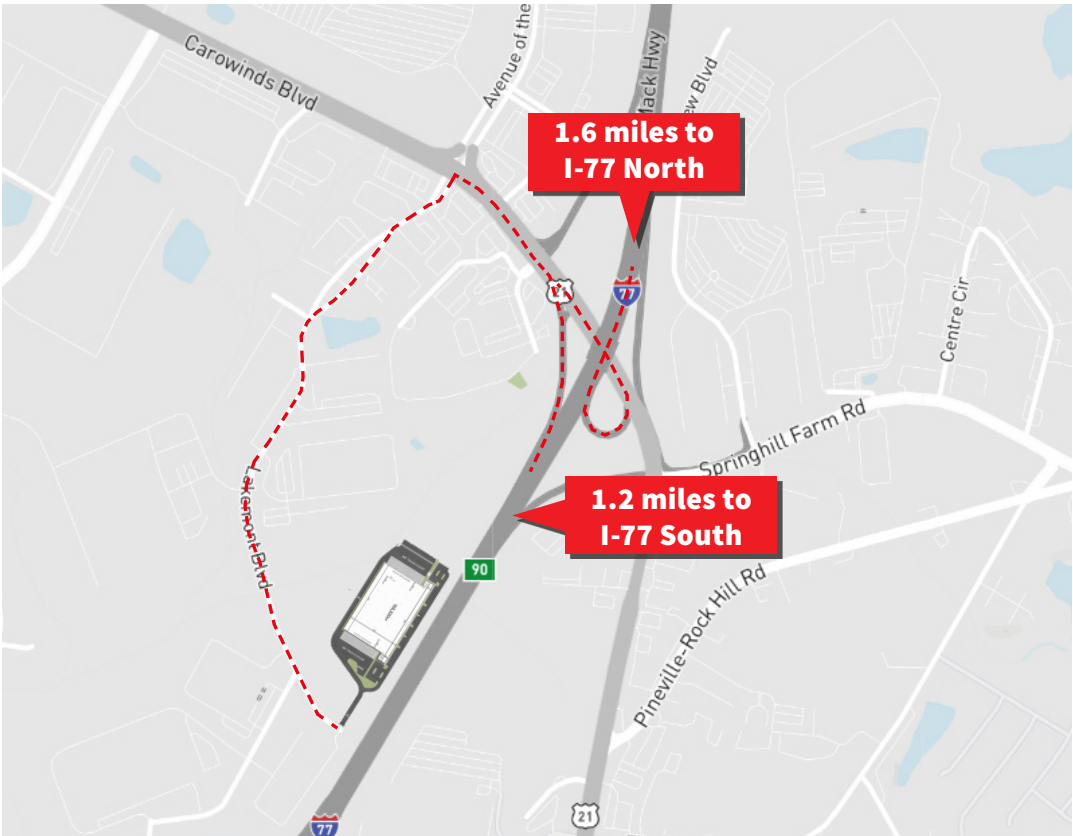
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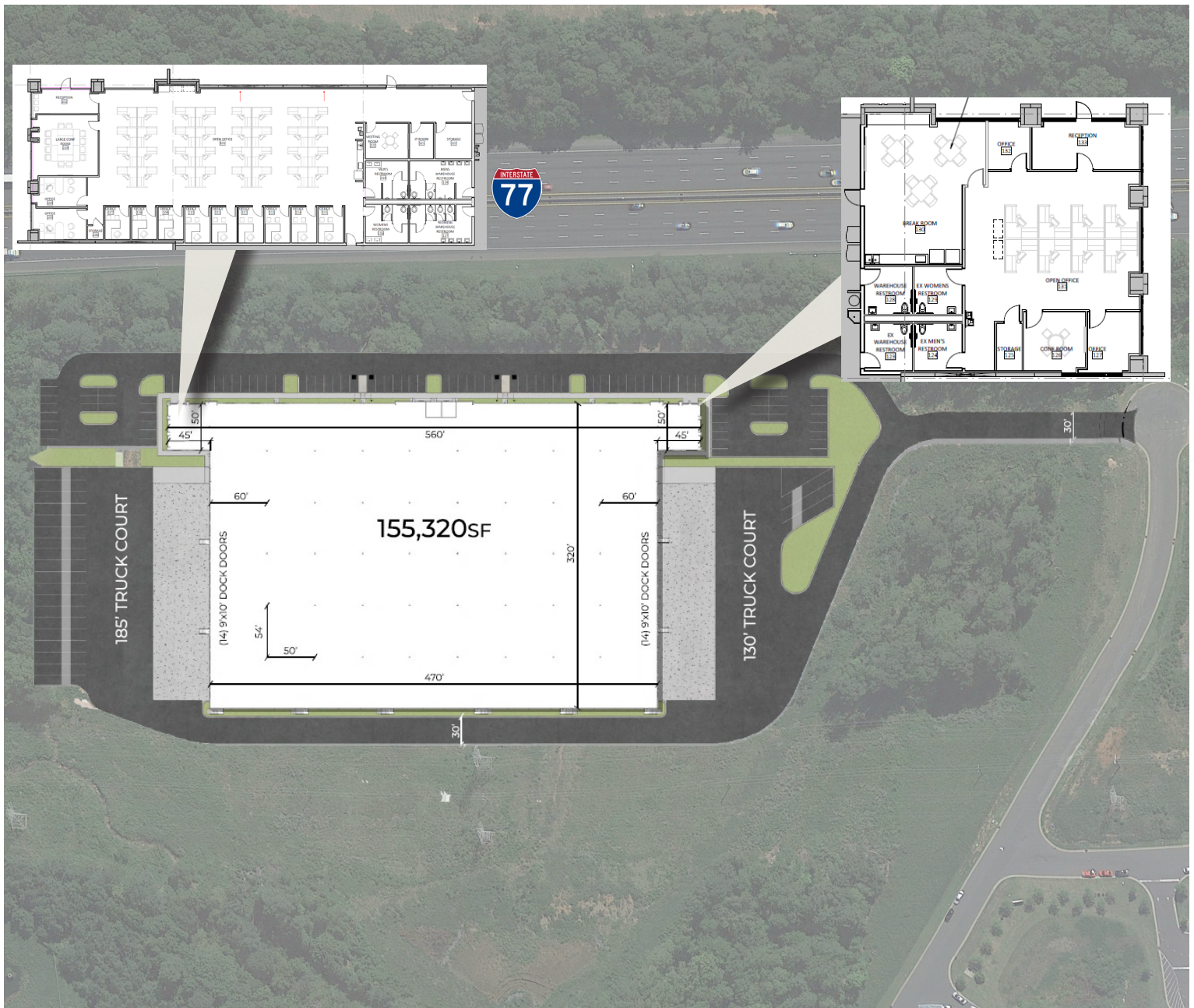


Property Location

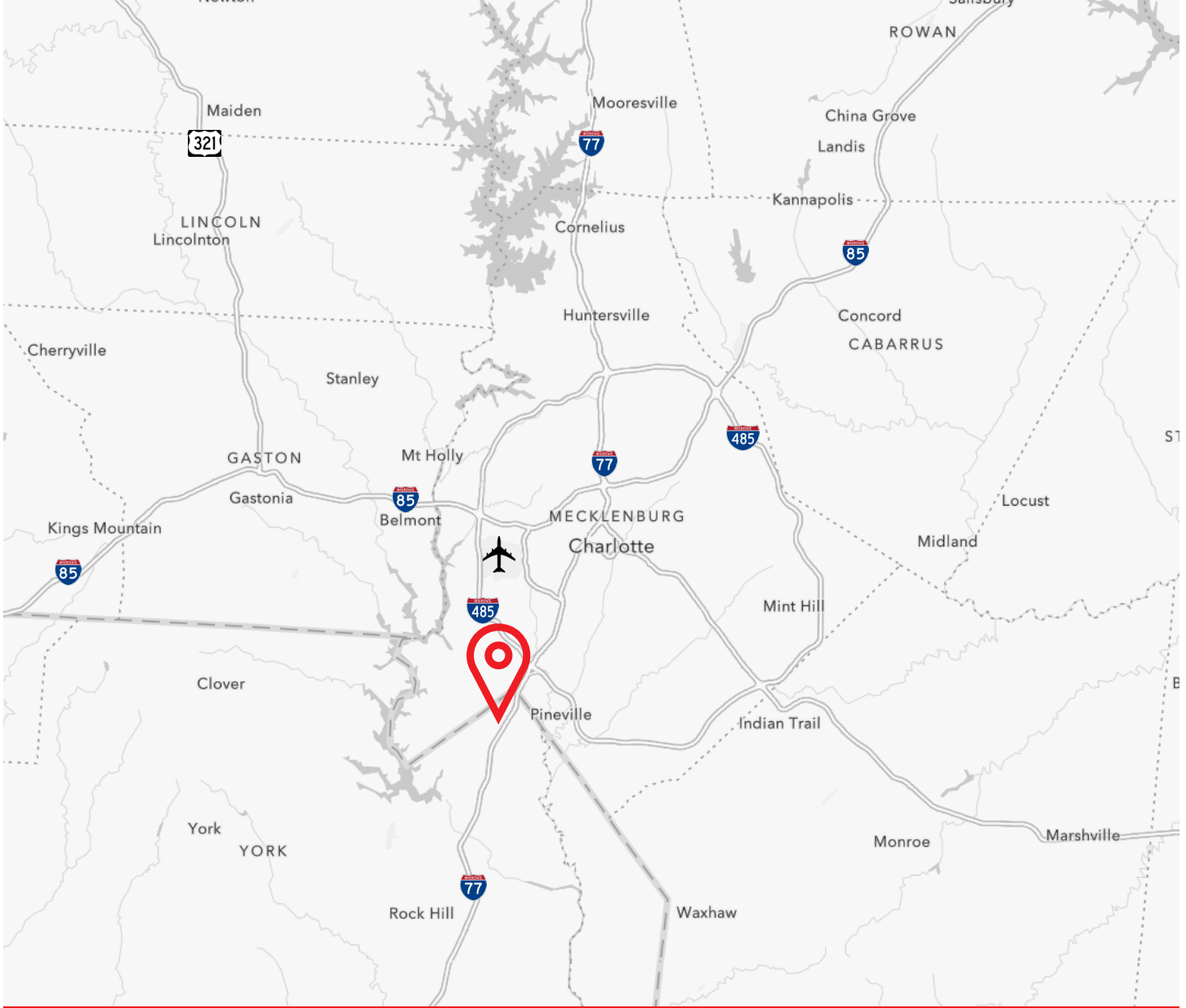


I-77	±1.2 miles
I-485	±3 miles
I-85	±14 miles
Charlotte CBD	±14 miles
Charlotte Airport	±14 miles
I-40	±60 miles

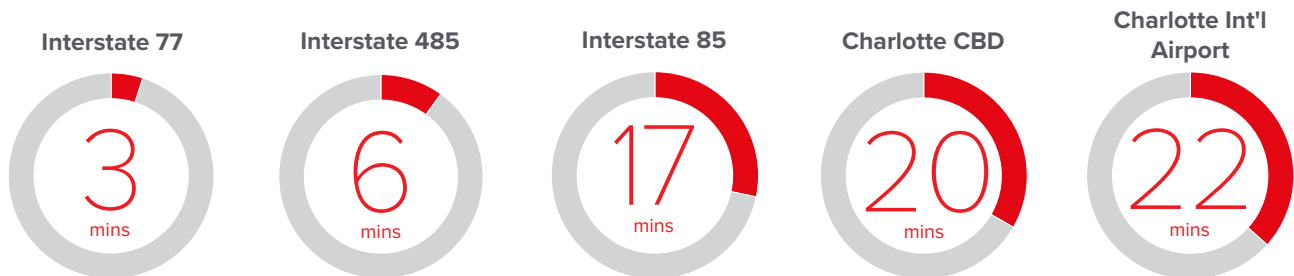
Property Specifications



Total SF	± 155,320 SF
Office SF	West 6,280 SF , East 3,010 SF
Clear Height	32'
Loading	28 dock high doors, 2 drive in doors, 8 Pit Levelers Installed (Kelley CM Series 40K lb levelers)
Sprinklers	ESFR
Column Spacing	50' X 54' (60' speed bay)
Building Dimensions	470' X 320'
Trailer Parking	22 positions
Auto Parking	97 positions
Truck Court Depth	185' & 130'
Electrical	1,200A Installed 3-Phase Electrical Service (277/480V) + Distribution Panels (Expandable)
Lighting	25-30 FC LED



Drive Times



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