



3463 Lakemont Blvd Fort Mill, SC Suite C

Industrial Warehouse For Lease

±37,378 SF

Located in Lakemont Business Park
End Cap Unit
Less than one mile to I-77

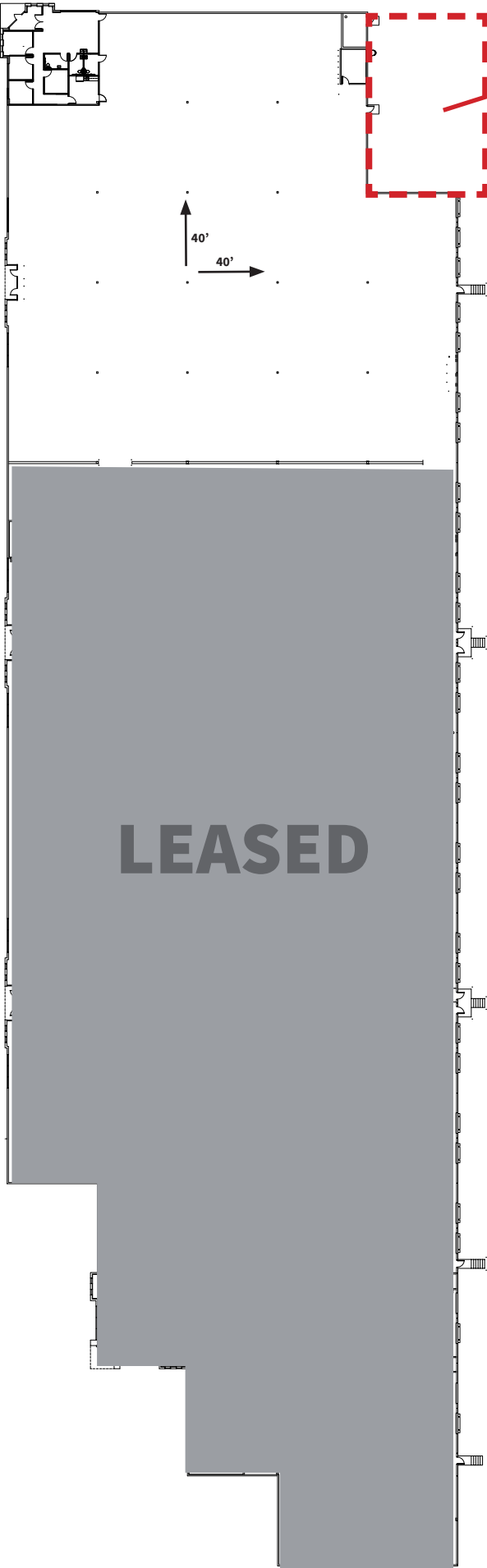


John Cashion, SIOR
Executive Managing Director
+1 704 804 5780
john.cashion@jll.com

Natalie Ceva
Executive Vice President
+1 704 804 5757
natalie.ceva@jll.com



Property specifications



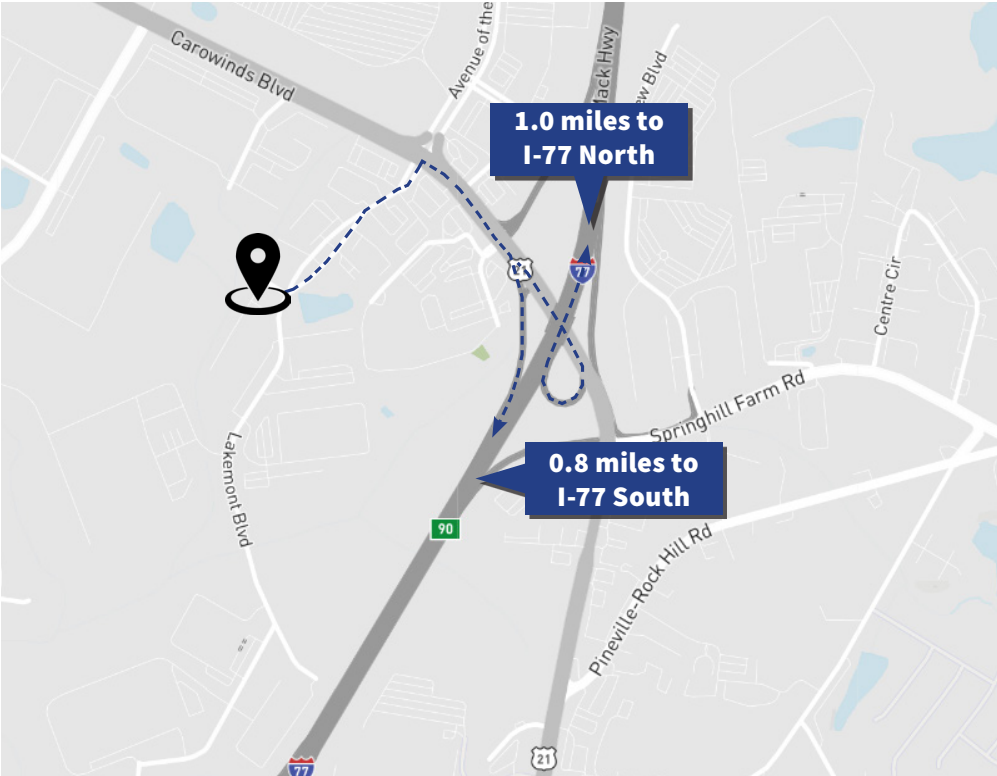
Fenced Truck Court



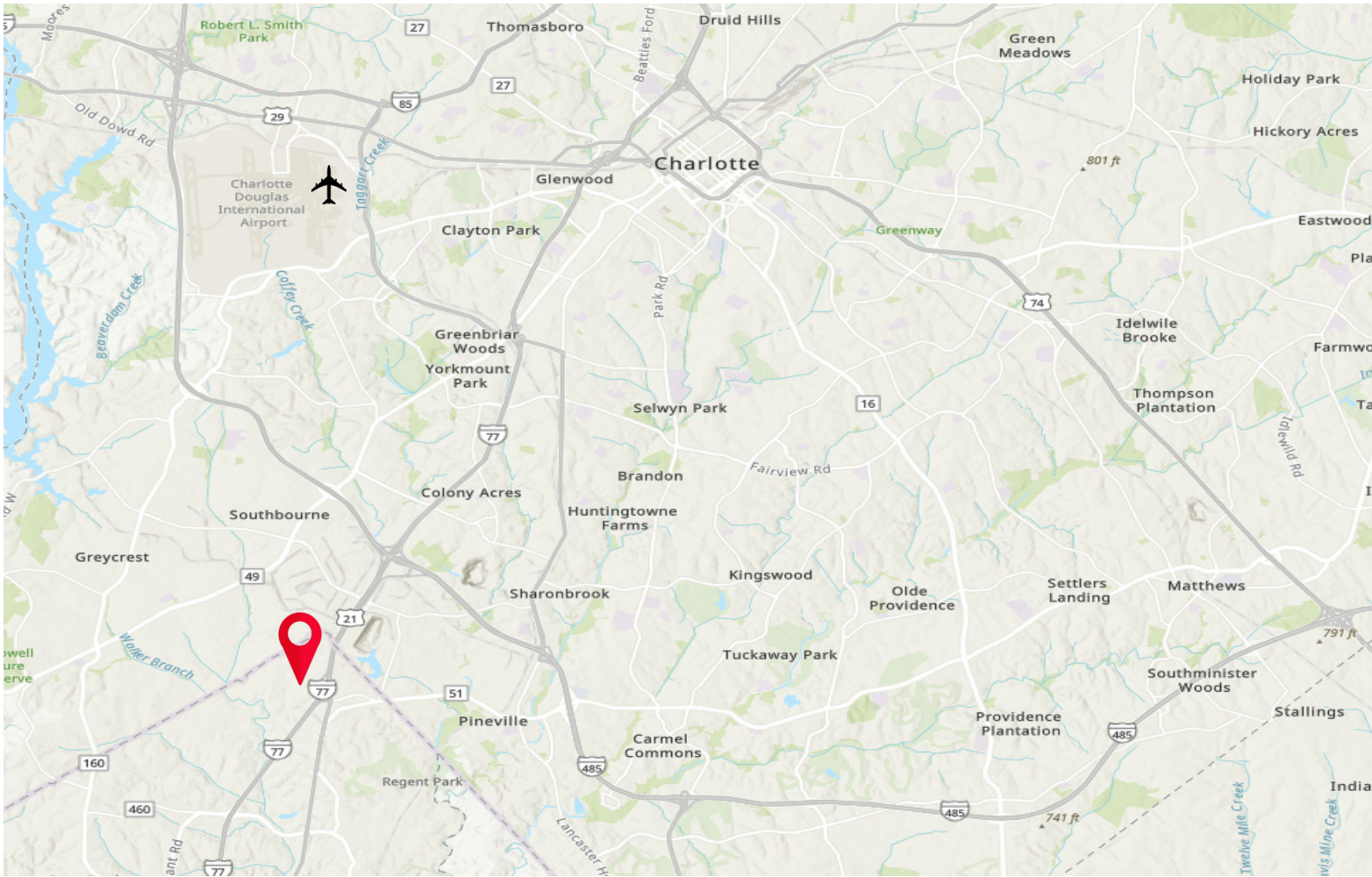
±7,000 SF lay-down yard

Buildings SF	±129,778 SF
Available SF	±37,378 SF
Office SF	±1,695 SF
Yard	±7,000 SF
Clear Height	24'
Loading	6 (9' x 10') Dock High Doors 1 (12' x 16') Drive-In Door
Column Spacing	40' X 40'
Sprinkler	ESFR
Power	400A/480V/3PH
Fan	1 HVLS Ventilation
Asking Rate	\$10.75 PSF

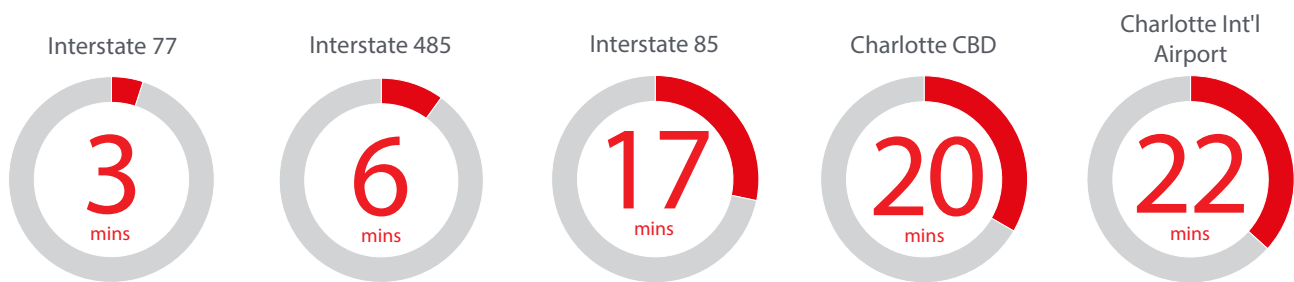
Property specifications



I-77	±0.8 miles
I-485	±3.5 miles
I-85	±13.5 miles
Charlotte CBD	±14 miles
Charlotte Airport	±14 miles
I-40	±60 miles



Drive Times



John Cashion, SIOR
 SC License #5682
 +1 704 804 5780
john.cashion@jll.com

Natalie Ceva
 SC License #130144
 +1 704 804 5757
natalie.ceva@jll.com

JLL Brokerage, Inc., a licensed real estate broker across the US | License #01856260 | JLL Charlotte |
 Office Phone +1 704 943 2300 | 650 S Tryon St. Suite 600 Charlotte, NC 28202

JLL Charlotte
 650 S Tryon St. Suite 600
 Charlotte, NC 28202
[+1 704 943 2300](tel:+17049432300)

Although information has been obtained from sources deemed reliable, JLL does not make any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. JLL does not accept any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement with JLL regarding this matter, this information is subject to the terms of that agreement. ©2021. Jones Lang LaSalle IP, Inc. All rights reserved.