

# ± 1.15M SF Master-Planned Business Park Pre-Lease or Build-to-Suit



LAKEMONT  
BUSINESS PARK



## ► Overview

Lakemont Business Park is a ± 1.15 million SF master-planned development located in the Fort Mill Township of York County, SC. The park is conveniently located along I-77 and is accessed via Lakemont Boulevard, which has a signalized traffic light at Carowinds Boulevard. The first building in the business park was completed in October of 2015, and it is a 164,576 SF build-to-suit developed by The Keith Corporation for Broad River Furniture. A second site has been sold to Oxco, a light manufacturer, and they have plans to develop a 200,000+ SF building. The remaining sites are available for purchase or build-to-suit development.



Lakemont Business Park Monument Sign



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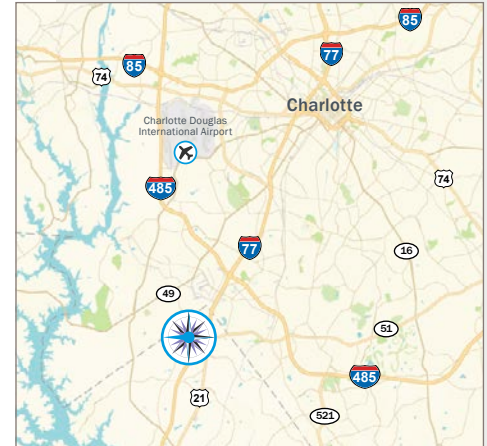


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## ► Features

- Two pre-graded sites are available fronting on I-77 southbound for buildings ranging from ±40,000 SF to ±110,000 SF. The site is well-suited for office or flex buildings, and both sites are highly visible from I-77 going north or southbound.
- Immediate access to Carowinds Boulevard and Pleasant Road. The Carowinds Boulevard intersection is signalized, and Pleasant Road is accessed via Steele Creek Drive, which connects to Lakemont Boulevard near the park's entrance. Pleasant Road is a major thoroughfare connecting Carowinds Boulevard to Gold Hill Road and SC Highway 160.
- Convenient access to:
 

I-77 (Carowinds Boulevard/Exit 90)	± 1.0 mile	Uptown Charlotte	± 12.0 miles
I-485 ((I-77/US-21)/Exit 67)	± 3.5 miles	Charlotte Douglas Int. Airport	± 13.0 miles
Rock Hill, SC	± 10.0 miles		
- Planned interchange improvements at I-77/Carowinds Boulevard will improve traffic flow and ensure that carriers will continue to easily enter and exit the interstate.
- Desirable restaurants, entertainment, and services in the immediate vicinity.



Proximity to airport and I-485

## ► Site Plan

LOT NUMBER	BUILDING AREA (SF)	LOT AREA (AC)	USABLE LOT AREA (AC)	STATUS
1	80,000±	21.77	14.5±	MASS GRADED
2	108,000±	15.09	8.4±	MASS GRADED
3	164,576	16.31	13.3±	ASHLEY FURNITURE
4	155,000±	20.00	15.5±	Under Contract
5	155,000±	39.74	17.6±	Under Contract
6	96,000±	15.34	9.7±	Available
7	200,000±	20.89	16.6±	OXCO

