



547 KINGS RIDGE DRIVE

Lakemont Business Park

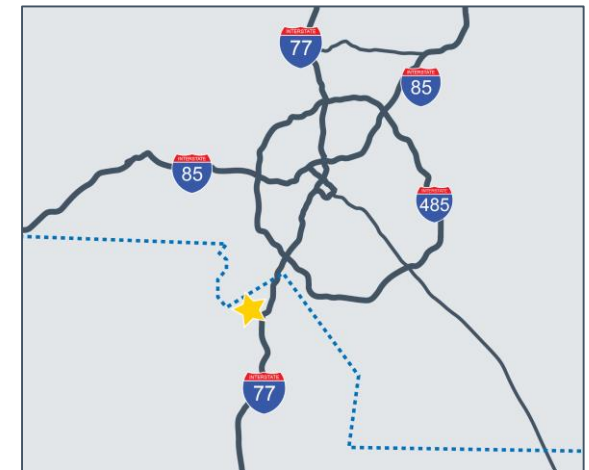
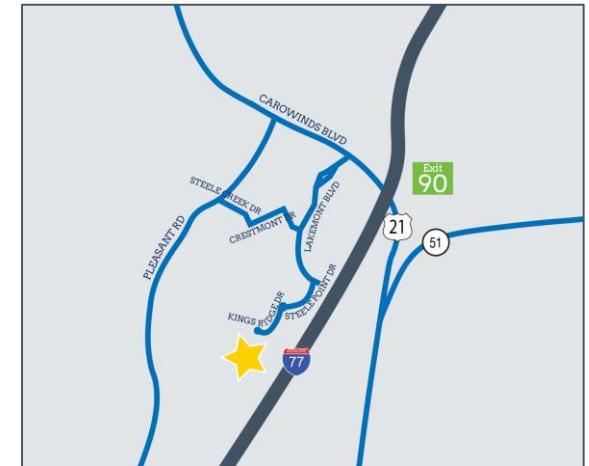
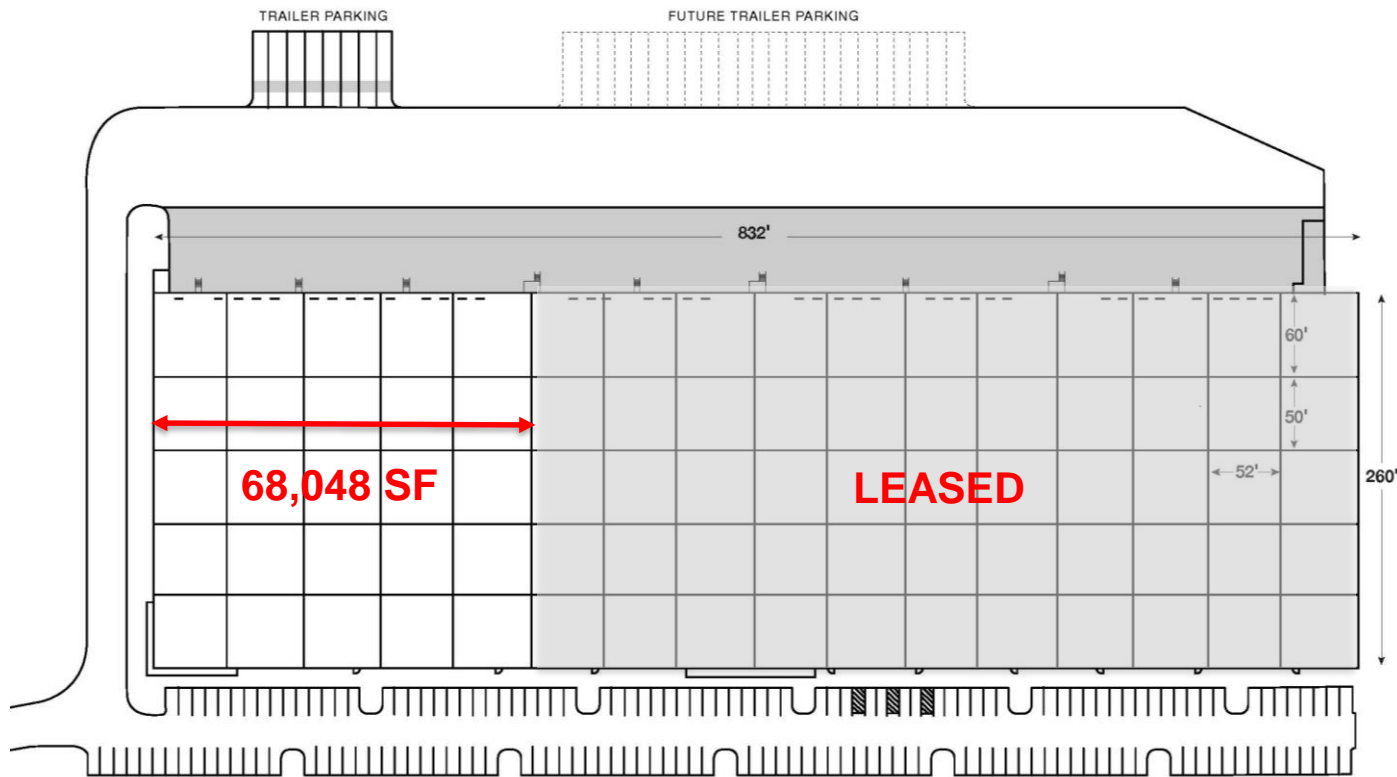


Overview

547 Kings Ridge Drive is located in Fort Mill, South Carolina, in rapidly growing York County. Conveniently located at the interchange of I-77 and Carowinds Boulevard (Exit 90), it is a 20 minute drive to downtown Charlotte or Charlotte Douglas International Airport. Businesses can be confident that 547 Kings Ridge Drive will be developed in accordance with the quality standards the market has come to expect from Childress Klein, one of the Southeast's largest full-service real estate companies.

The building has 68,048 square feet available with 32' clear height, 50'-wide x 50'-deep column spacing with a 60'-deep loading bay and on-site auto and trailer parking.

LAKEMONT BUSINESS PARK



Property Features

- ◀ 217,606 SF rear-loading building
- ◀ 68,048 SF available
- ◀ Building Dimensions 832' x 260'
- ◀ 32' clear height
- ◀ 52'-wide x 50'-deep column spacing with 60'-deep loading bay
- ◀ ESFR sprinkler system
- ◀ 130'-deep truck court
- ◀ (14) 9' x 10' dock doors in available space
- ◀ 56 auto parking spaces in available space
- ◀ 8 trailer parking spaces in available space
- ◀ Class A master planned business park
- ◀ Easy access to I-77 and I-485
- ◀ Fee-in-Lieu of Tax Agreement ("FILOT") existing on the building