

LAKE MONT LOGISTICS CENTER ONE & TWO

3436 & 3437 STATEVIEW BLVD - FORT MILL, SC 29715



BUILDING 1 - 149,732 SF & BUILDING 2 - 142,089 SF
BOTH BUILDINGS CAN BE DEMISED

TWO CLASS A INDUSTRIAL BUILDINGS UNDER
CONSTRUCTION - DELIVERING Q2 2019

DEVELOPED BY:

GRAMERCY



MARKETED BY:

CBRE

CLASS A INDUSTRIAL SPACE



Building 1 - 149,732 SF
Building 2 - 142,089 SF



New Construction



Construction - Concrete Tilt



Clear Height - 32' to first column line in
from dock wall



Sprinkler - ESFR



Office Area - Built to Suit



Dock Doors
Building 1 - 20 (9x10) with 29 Knockouts
Building 2 - 20 (9x10) with 25 Knockouts



Car Parking
Building 1 - 107 marked spaces
Building 2 - 108 marked spaces



Building Depth
Building 1 - 220'
Building 2 - 210'



Bay Size
Building 1 - 11,600 SF
Building 2 - 10,703 SF



Column Spacing
Building 1 - 52' x 55"
Building 2 - 52' x 52'6"

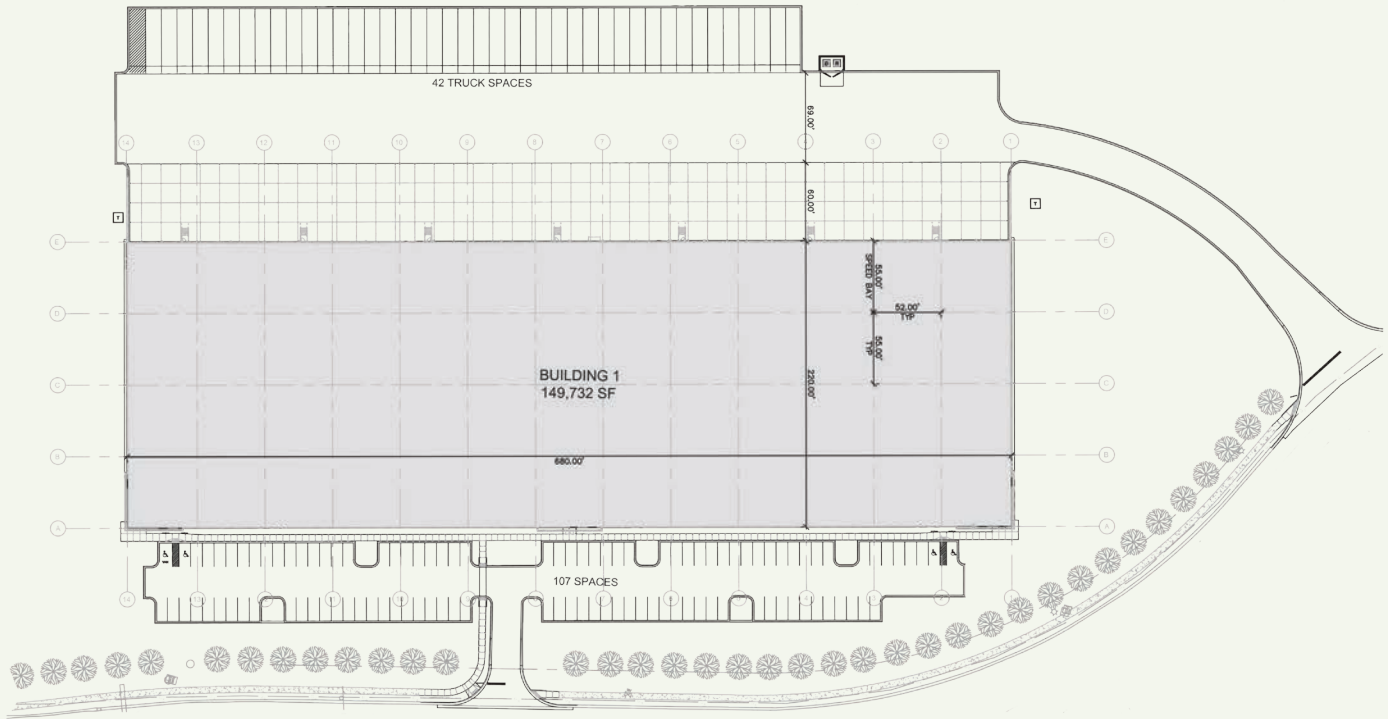


Truck Parking
Building 1 - 42 stalls
Building 2 - 51 stalls



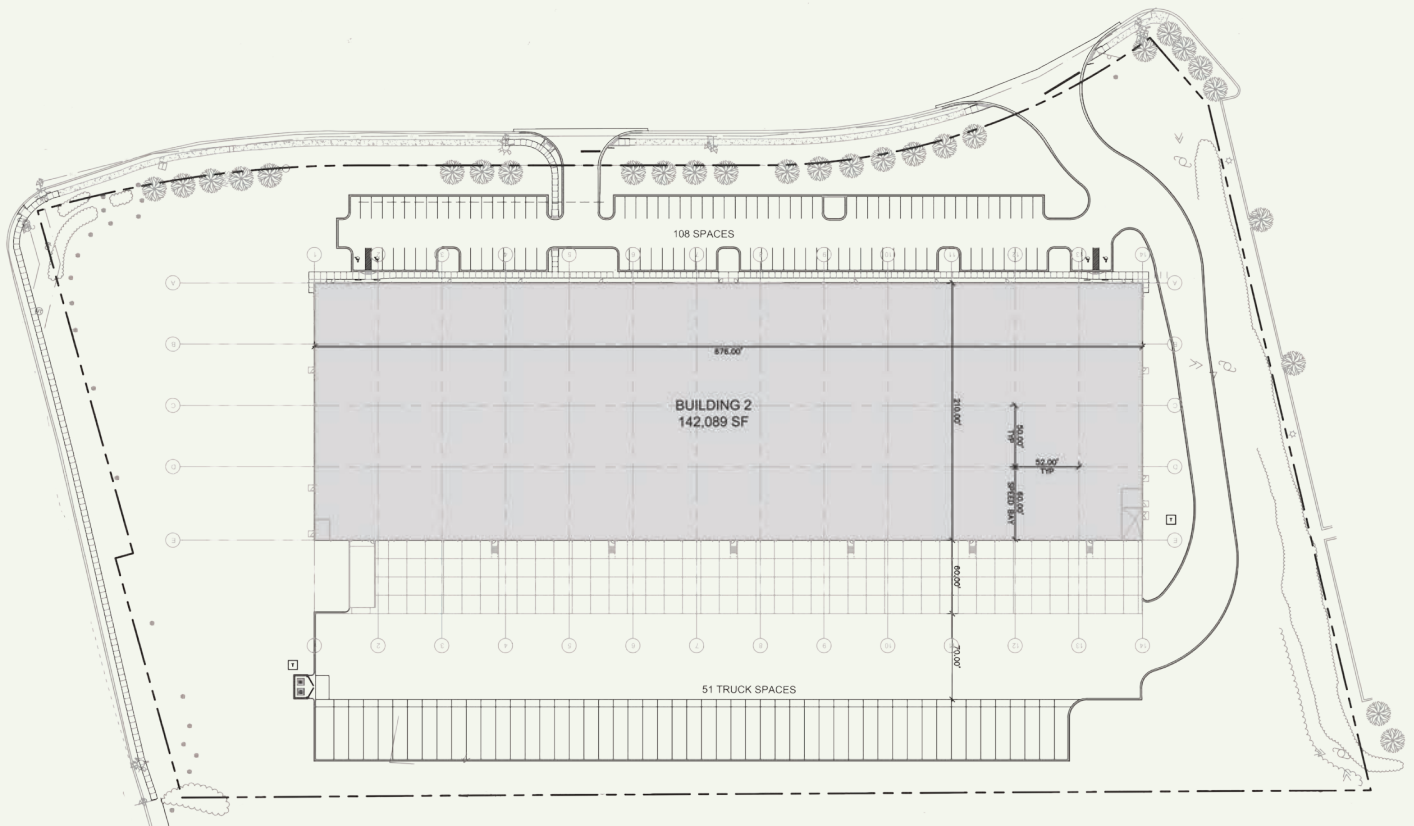
BUILDING 1 • 149,732 SF

3436 STATEVIEW BOULEVARD



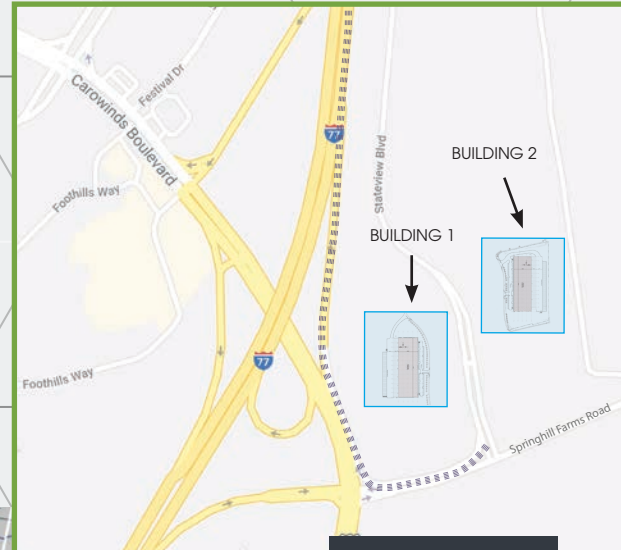
BUILDING 2 • 142,089 SF

3437 STATEVIEW BOULEVARD



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LOCATION

Located at the intersection of I-77 and Carowinds Boulevard

Direct access to I-77 with no stoplights

Close proximity to Charlotte Douglas International Airport



CONTACT INFO

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