LAKEMONT 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

CRESCENT

MARKETED BY:

CBRE

CLASS A INDUSTRIAL SPACE



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





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

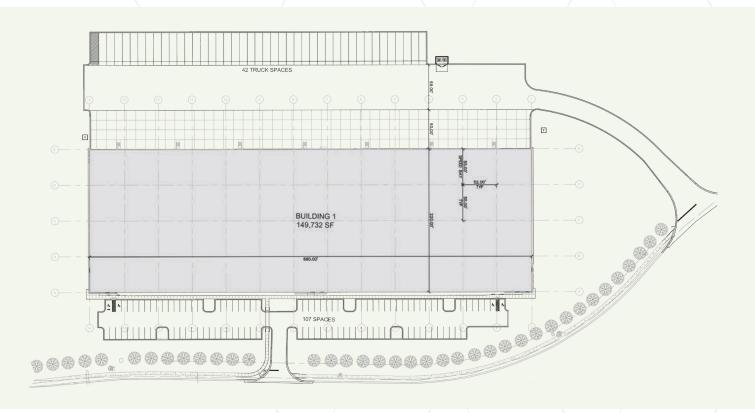
Building 1 - 42 stalls

Building 2 - 51 stalls

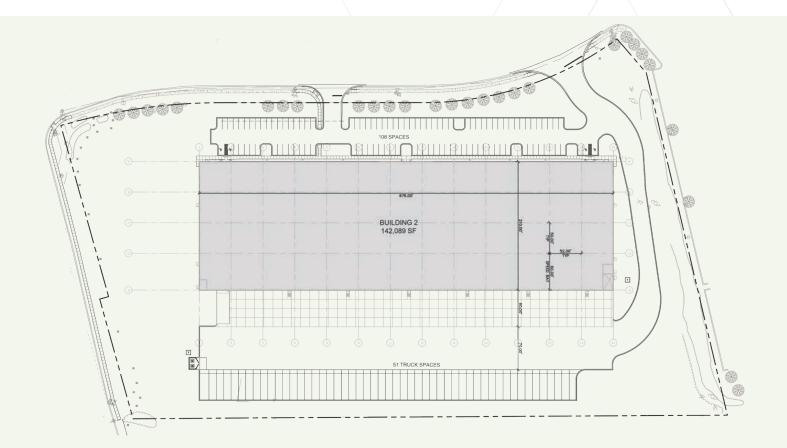


BUILDING 1 3436 STATEVIEW BOULEVARD

149,732 SF



BUILDING 2 142,089 SF



LAKEMONT LOGISTICS CENTER ONE & TWO

3436 & 3437 STATEVIEW BOULEVARD | FORT MILL, SC 29715

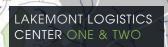




Located at the intersection of I-77 and Carowinds Boulevard

Direct access to I-77 with no stoplights

Close proximity to Charlotte
Douglas International Airport





BUILDING 2

BUILDING 1

51

Pineville -

CONTACT INFO

ANNE JOHNSON

Senior Vice President +1 704 331 1225 anne.johnson@cbre.com

BRYAN CRUTCHER

Senior Vice President +1 704 331 1215 bryan.crutcher@cbre.com

MARKETED BY:



DEVELOPED BY:





© 2018 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. Any projections, opinions, or estimates are subject to uncertainty. The information may not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. and/or its affiliated or related companies in the United States and other countries. All other marks displayed on this document are the property of their respective owners. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited.