



# For Lease

## Lakemont Business Park

3463 Lakemont Blvd  
Fort Mill, SC

### Distribution/manufacturing facility

- ± 107,614 s.f.
- Lakemont Business Park
- 10.12 acres
- Zoned ID (York County)
- Prime location:
  - ±1 miles to I-77
  - ±3 miles to I-485
  - ±12 miles to CBD
  - ±10 miles to CLT Douglas International Airport



**John Cashion, SIOR**  
+1 704 804 5780  
[john.cashion@am.jll.com](mailto:john.cashion@am.jll.com)

**Jordan Quinn**  
+1 704 804 5836  
[jordan.quinn@am.jll.com](mailto:jordan.quinn@am.jll.com)

**Britten Mathews**  
+1 980 819 3857  
[britten.mathews@am.jll.com](mailto:britten.mathews@am.jll.com)

**JLL Charlotte**  
4201 Congress Street, Suite 300  
Charlotte, NC 28209  
[www.jll.com/charlotte](http://www.jll.com/charlotte)

#### DISCLAIMER

© 2018 Jones Lang LaSalle IP, Inc. All rights reserved. All information contained herein is from sources deemed reliable; however, no representation or warranty is made to the accuracy thereof.



## Building specifications

- **Available:**  $\pm 107,614$  s.f.  
Space is divisible to  $\pm 70,593$  and/or  $\pm 37,021$  s.f.
- **Office:**  $\pm 3,536$  s.f.
- **Clear height:** 24' - 25'9"
- **Column spacing:** 40' x 40'
- **Sprinkler:** ESFR
- **Lighting:** T-5 with motion sensors
- **Dock doors:** 25 (EOD levelers, seals, docklights)
- **Charging stations:** 13 total stations
- **Ventilation:** Big Ass Fans
- **Lease rate:** \$4.65/s.f. NNN

