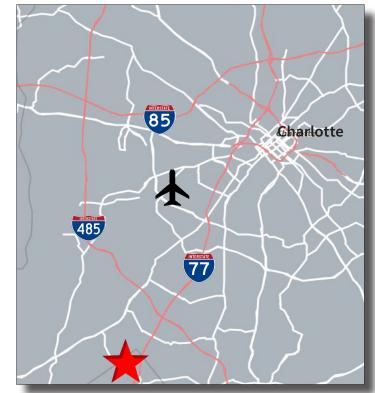


## Lakemont Business Park

3463 Lakemont Blvd Fort Mill, SC

## Distribution/manufacturing facility

- $-\pm 107,614$  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 Jordan Quinn

+1 704 804 5836 jordan.quinn@am.jll.com **Britten Mathews** 

+1 980 819 3857 britten.mathews@am.jll.com JLL Charlotte

4201 Congress Street, Suite 300 Charlotte, NC 28209 www.jll.com/charlotte



## **Building specifications**

- **Available**: ±107,614 s.f.

Space is divisible to ±70,593

and/or ±37,021 s.f.

- **Office**: ±3,536 s.f.

- **Clear height**: 24' - 25'9"

- Column spacing:  $40^{\circ} \times 40^{\circ}$ 

- **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





