

# LAKEMONT BUSINESS CENTER

517 KINGS RIDGE DRIVE | FORT MILL, SC

±50,000 - 144,131 SF AVAILABLE FOR LEASE



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## PROPERTY HIGHLIGHTS

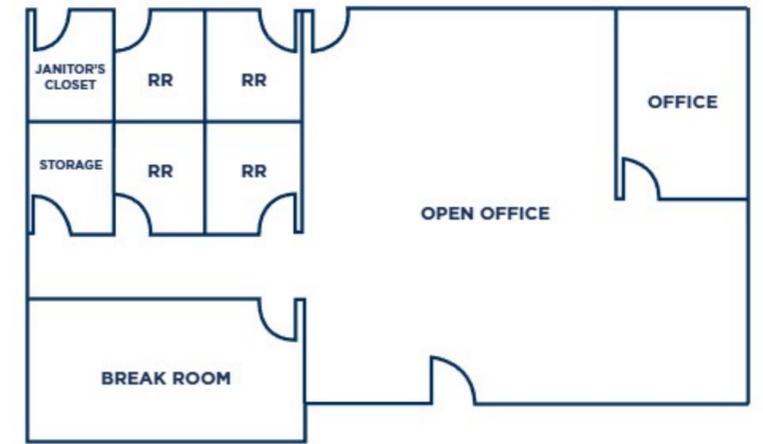
PROPERTY HIGHLIGHTS			
Available SF:	144,131 SF	Speed Bay:	60'
Spec Office SF:	2,001 SF	Truck Court:	122'
Building Depth:	180' - 240' (varies)	Parking:	Ninety-one (91) car parks
Column Spacing:	52' x 60'	Lighting:	LED
Clear Height:	32'	Fire Protection:	ESFR
Dock High Doors:	Thirty (30) docks	Electrical:	480 volt, three-phase, 4 wire 1,200 amp service
Drive-in Doors:	Two (2) oversized drive-ins (12'x14')	Roof Insulation:	ISO Board Insulation, R-20 (LTTR)

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## SPEC OFFICE LAYOUT | 2,001 SF



## SITE PLAN

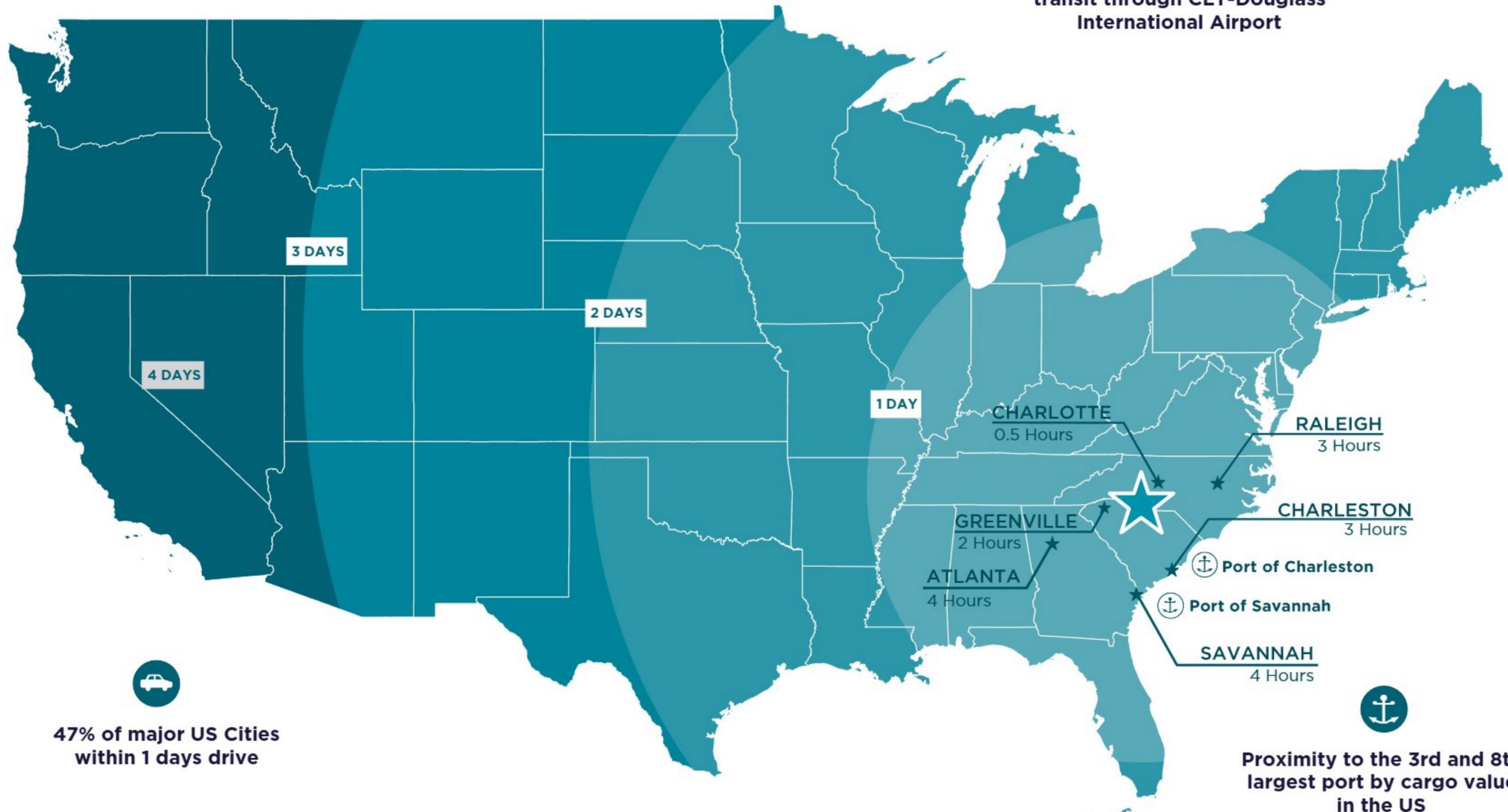
▼ Dock High Door  
■ Drive-in Door

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Over 207,500 tons of cargo and 58 million passengers transit through CLT-Douglas International Airport



47% of major US Cities within 1 days drive



Proximity to the 3rd and 8th largest port by cargo value in the US

Sources: Esri; U.S. Department of Commerce, Census Bureau; U.S. Department of Commerce (DOC), National Oceanic and Atmospheric Administration (NOAA), National Ocean Service (NOS), National Geodetic Survey (NGS)



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## LOCATION OVERVIEW



INTERSTATE 77  
1.7 MILES



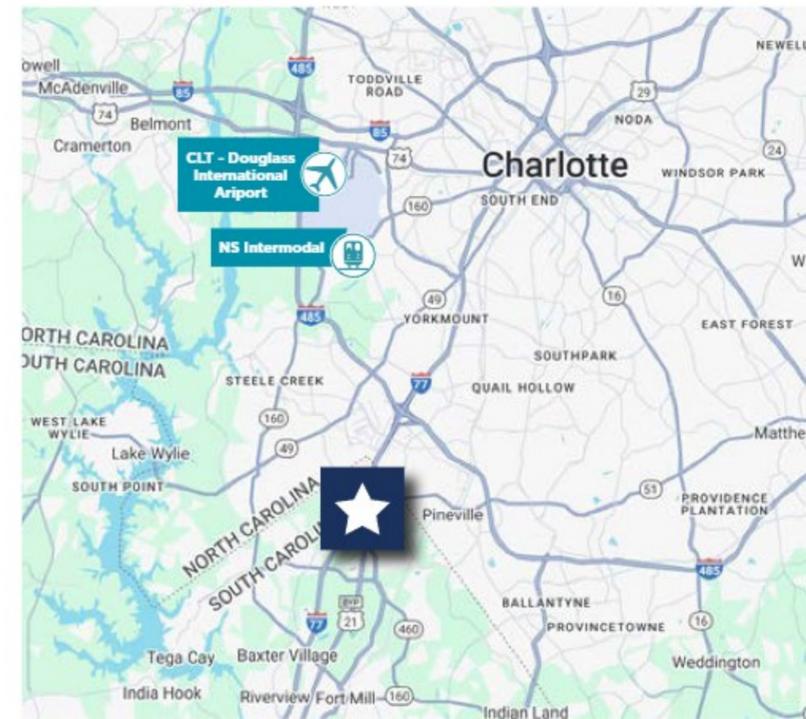
INTERSTATE 485  
4.8 MILES



UPTOWN CLT  
14.1 MILES



INTERSTATE 85  
15.0 MILES





**FOR MORE INFORMATION, CONTACT:**

**MATT TREBLE**  
Vice Chairman  
+1 704 335 4430  
[matt.treble@cushwake.com](mailto:matt.treble@cushwake.com)

**FERMIN DEOCA**  
Executive Managing Director  
+1 704 335 4436  
[fermin.deoca@cushwake.com](mailto:fermin.deoca@cushwake.com)

**FRANCES CRISLER**  
Director  
+1 704 620 6014  
[frances.crisler@cushwake.com](mailto:frances.crisler@cushwake.com)



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