

LAKEMONT BUSINESS CENTER

517 KINGS RIDGE DRIVE | FORT MILL, SC

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



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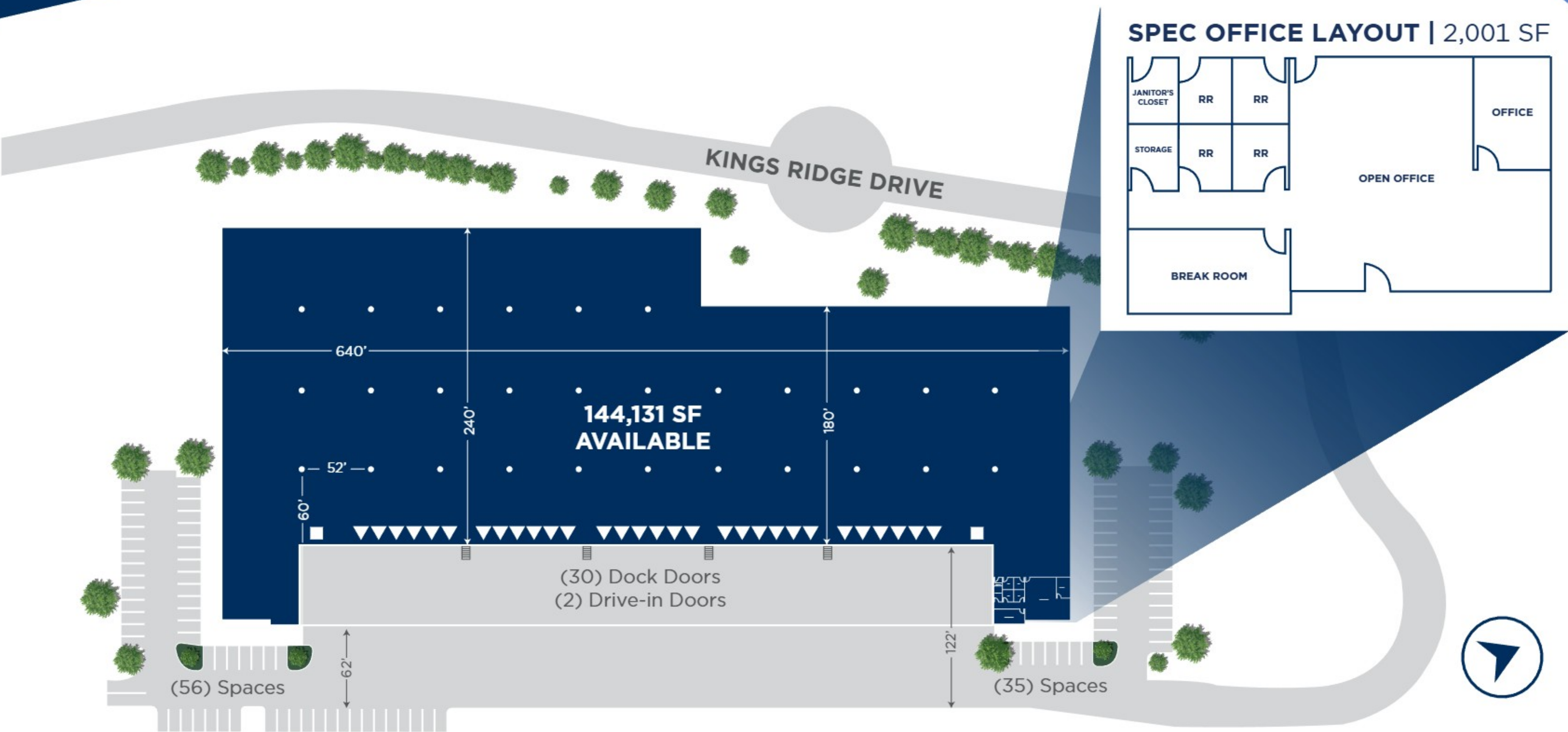


PROPERTY HIGHLIGHTS

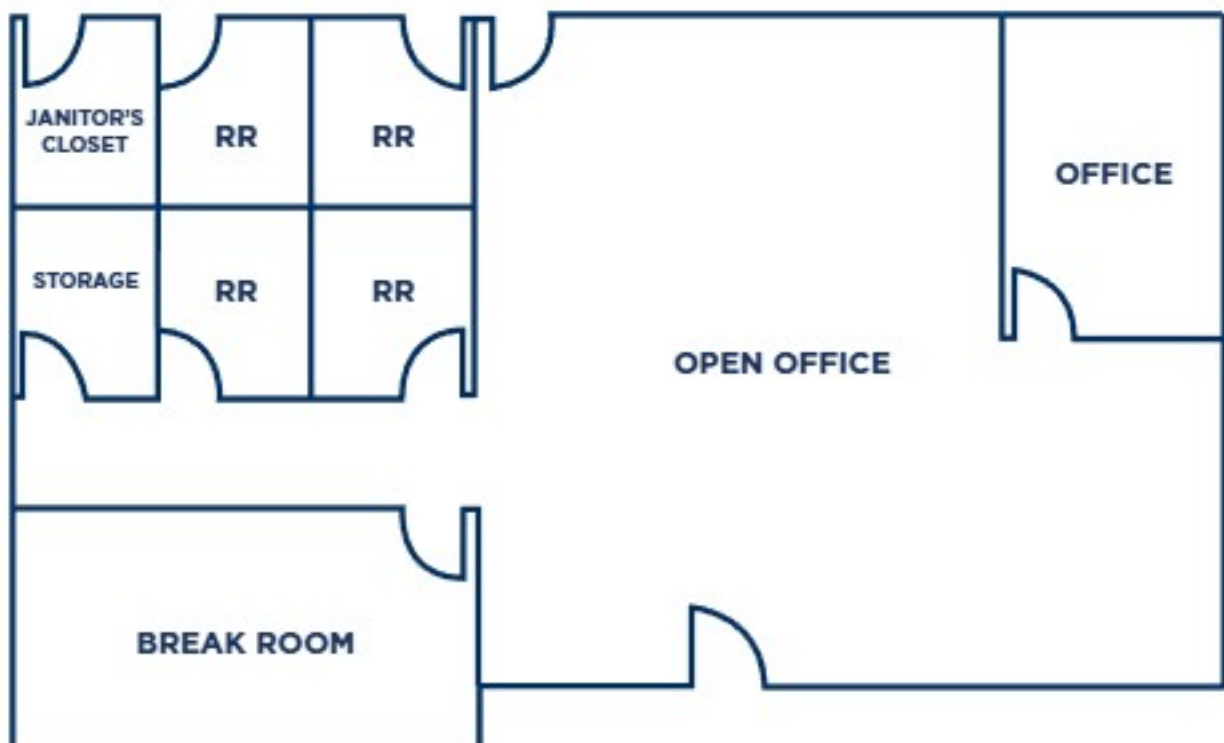
PROPERTY HIGHLIGHTS			
Available SF:	144,131 SF	Speed Bay:	60'
Spec Office SF:	2,001 SF	Truck Court:	122'
Building Depth:	180' - 240' (varies)	Parking:	Ninety-one (91) car parks
Column Spacing:	52' x 60'	Lighting:	LED
Clear Height:	32'	Fire Protection:	ESFR
Dock High Doors:	Thirty (30) docks	Electrical:	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**

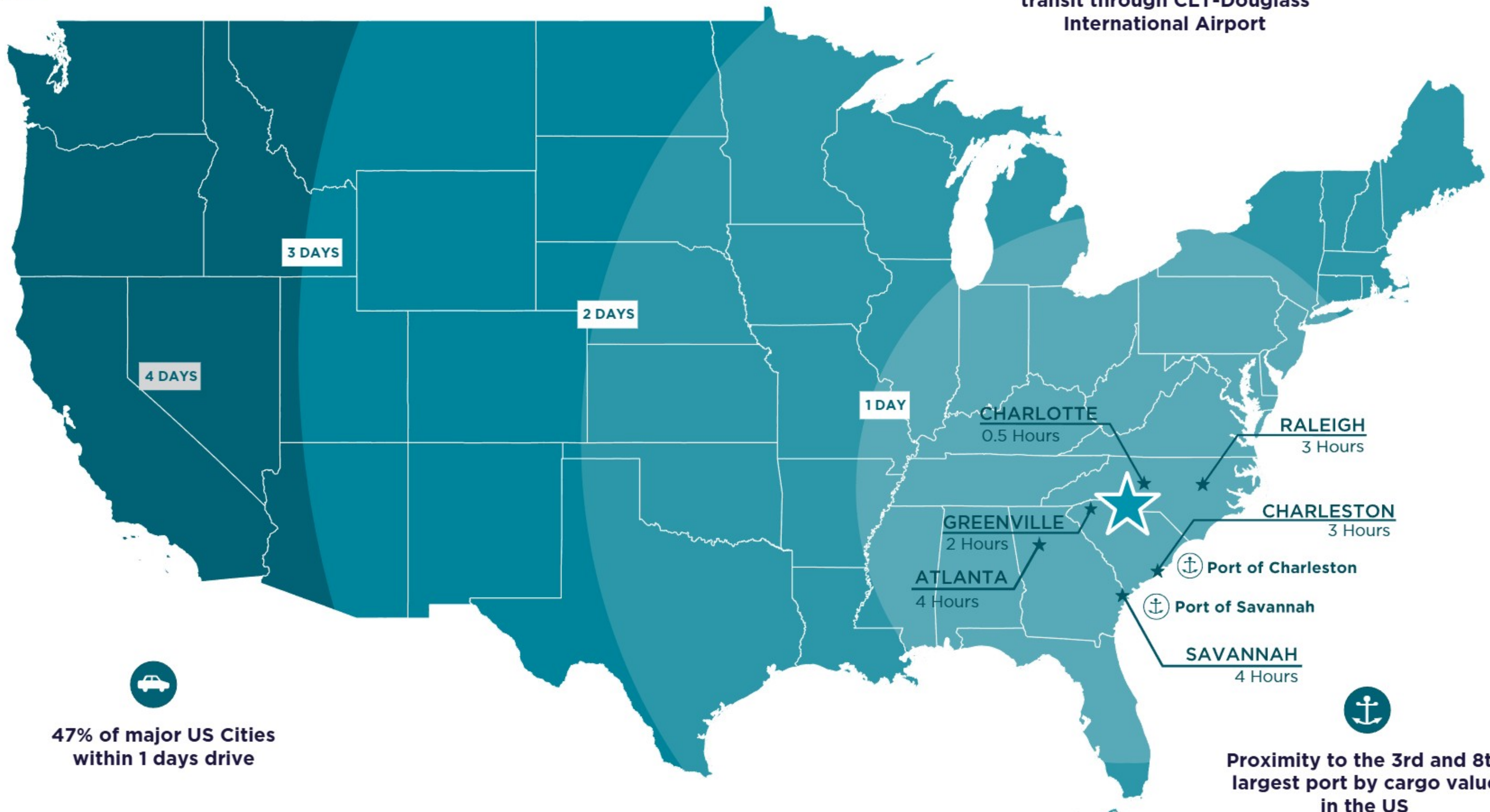
**Drive-in Door**

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



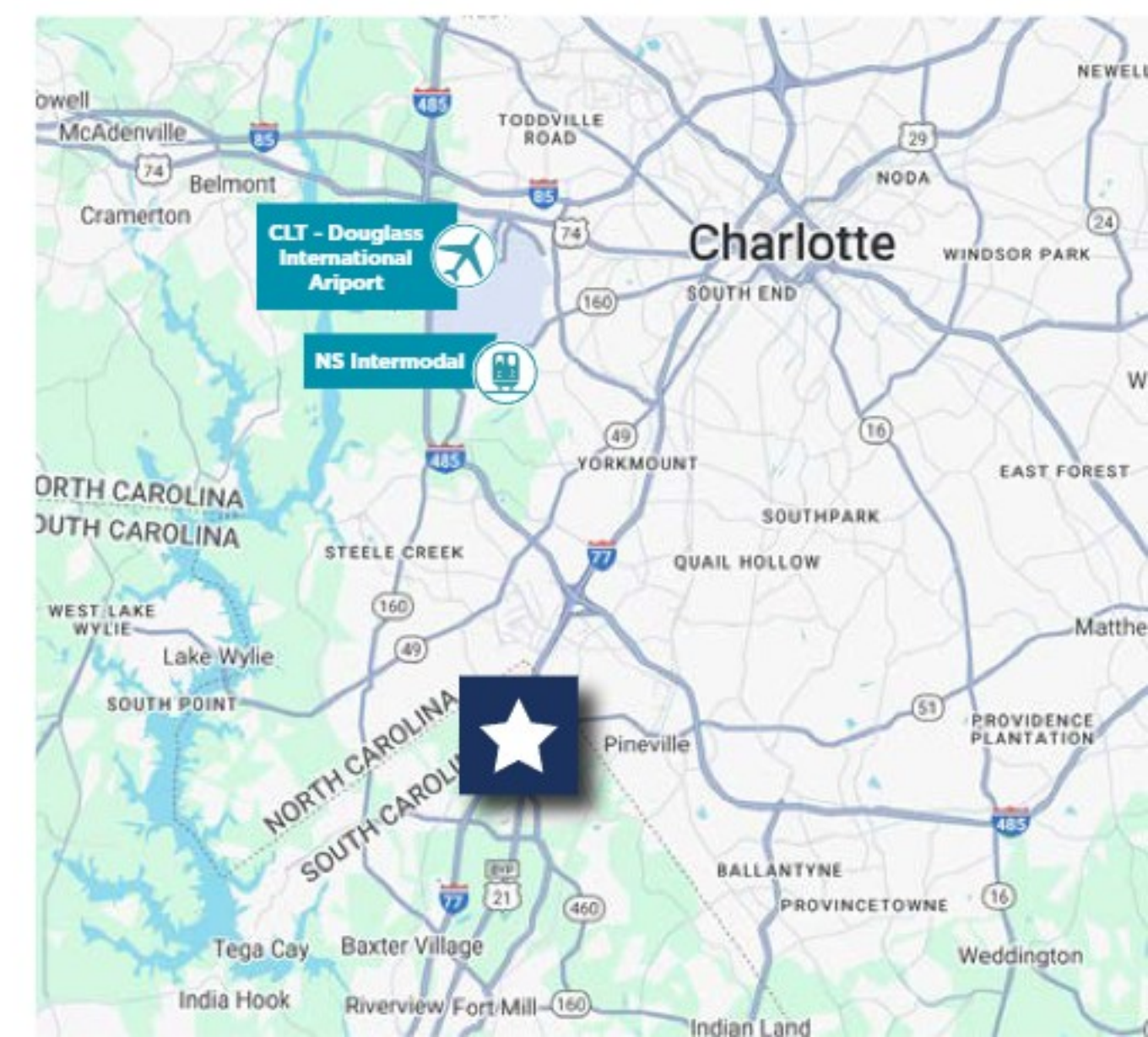
47% of major US Cities
within 1 days drive



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



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FOR MORE INFORMATION, CONTACT:

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