LAKEMONT BUSINESS CENTER

517 KINGS RIDGE DRIVE | FORT MILL, SC

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



CUSHMAN & WAKEFIELD | GCP GROWTH CAPITAL PARTNERS

LAKEMONT BUSINESS CENTER

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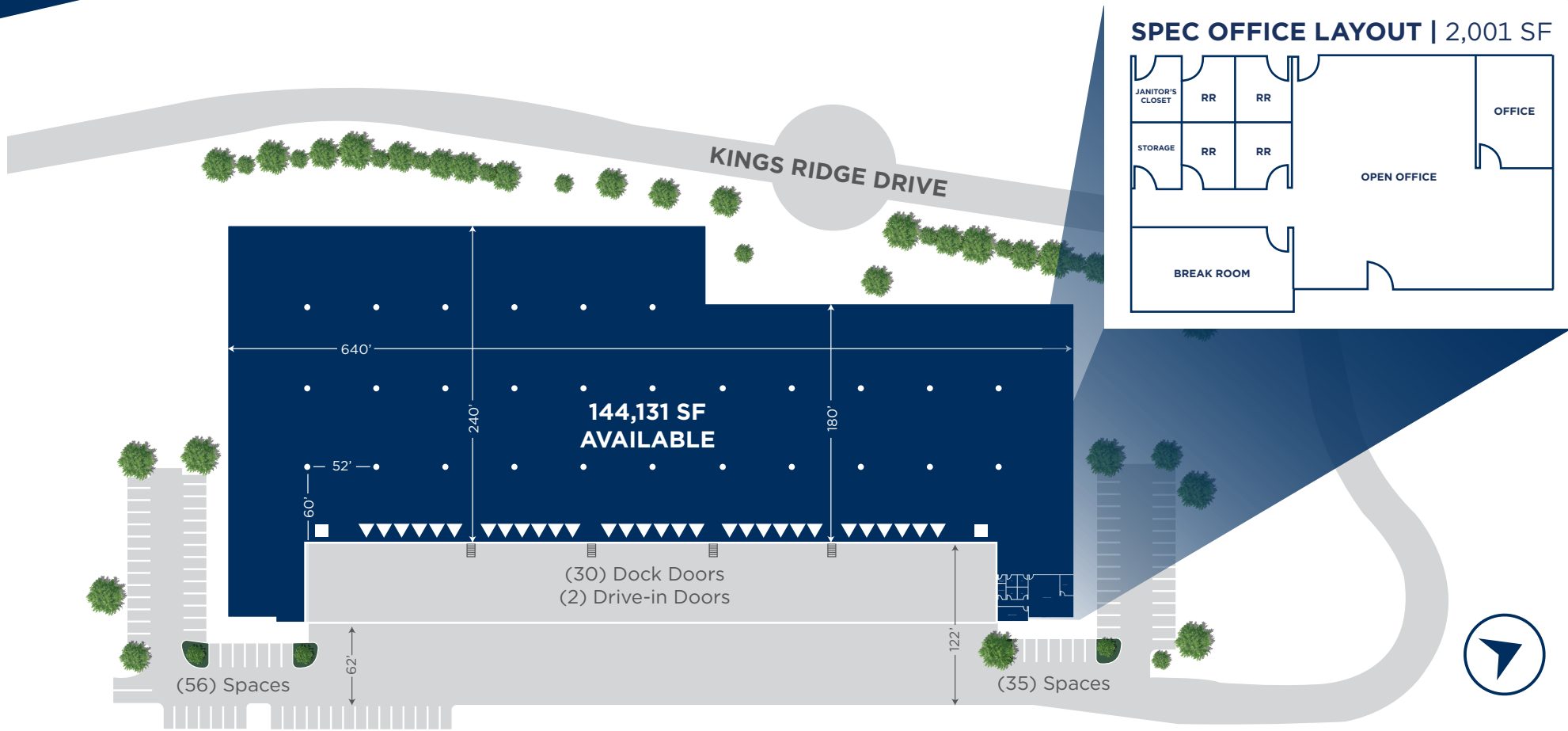


PROPERTY HIGHLIGHTS

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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 (10 with pit levelers)	**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

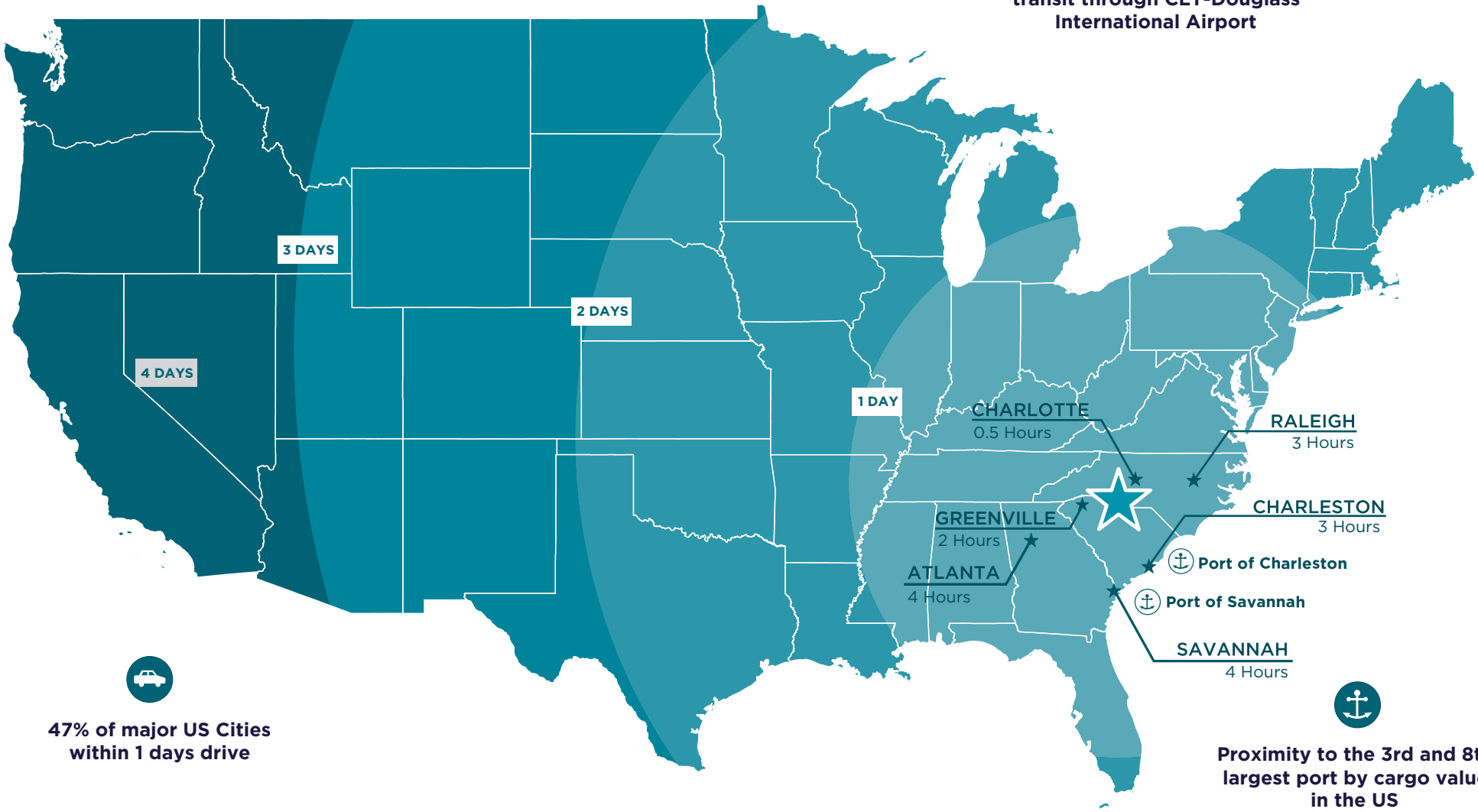
Dock High Door

Drive-In Door

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Over 207,500 tons of cargo and 58 million passengers transit through CLT-Douglass 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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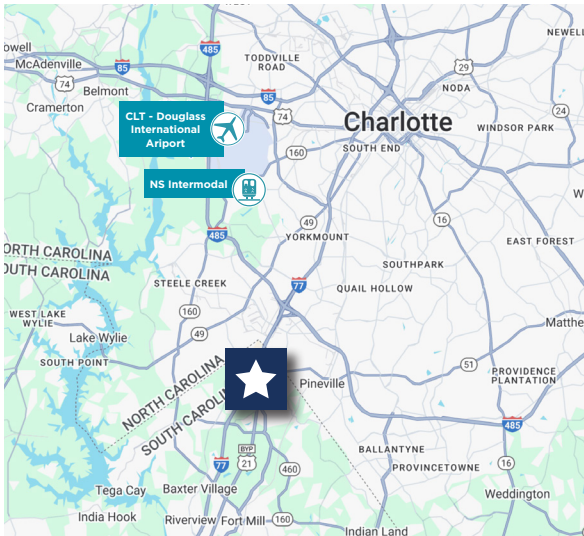
LOCATION OVERVIEW

INTERSTATE 77
1.7 MILES

INTERSTATE 485
4.8 MILES

UPTOWN CLT
14.1 MILES

INTERSTATE 85
15.0 MILES





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