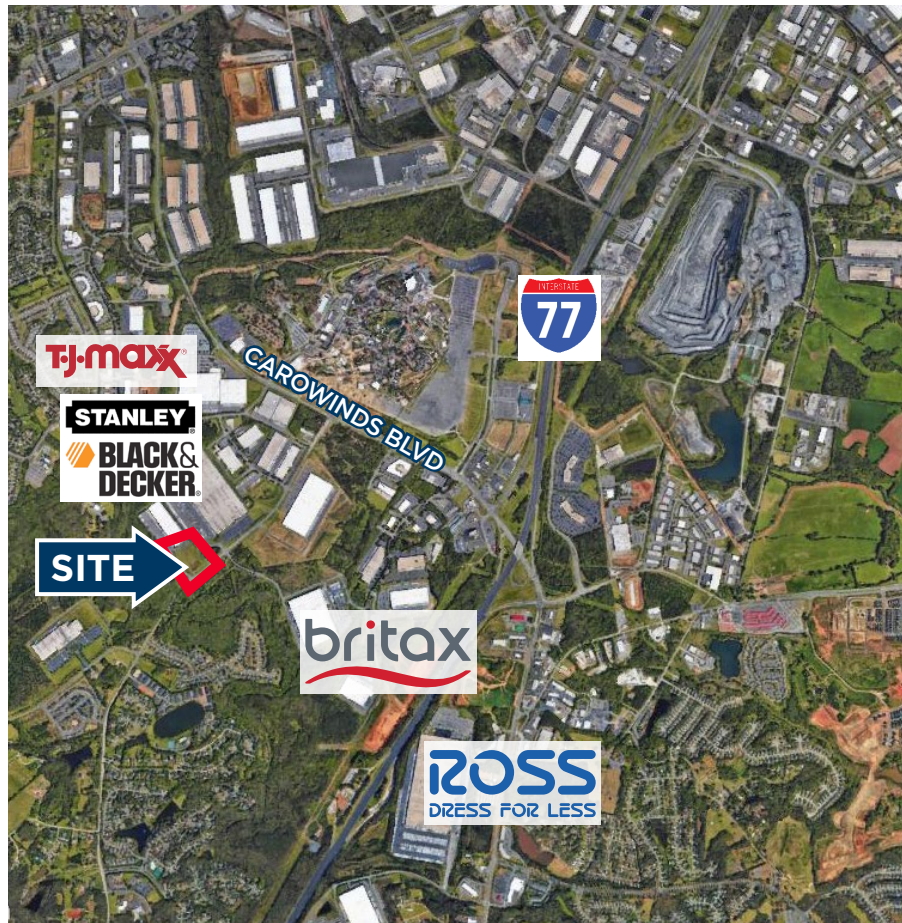
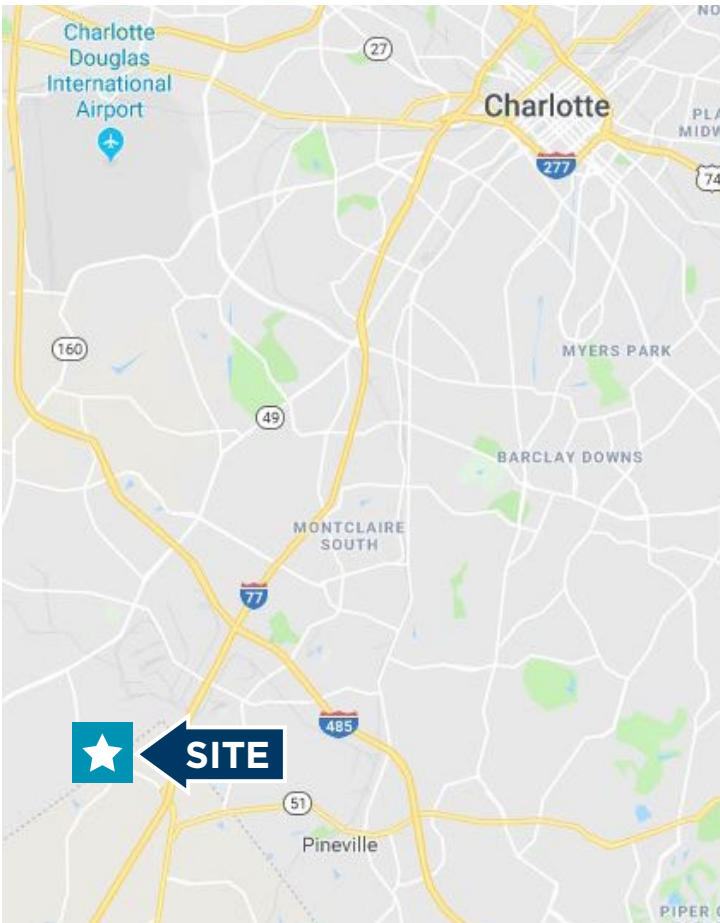


# BUILD-TO-SUIT OR PRE-LEASE OPPORTUNITY

## LAKEMONT BUSINESS PARK

FOR LEASE | 67,200 SF



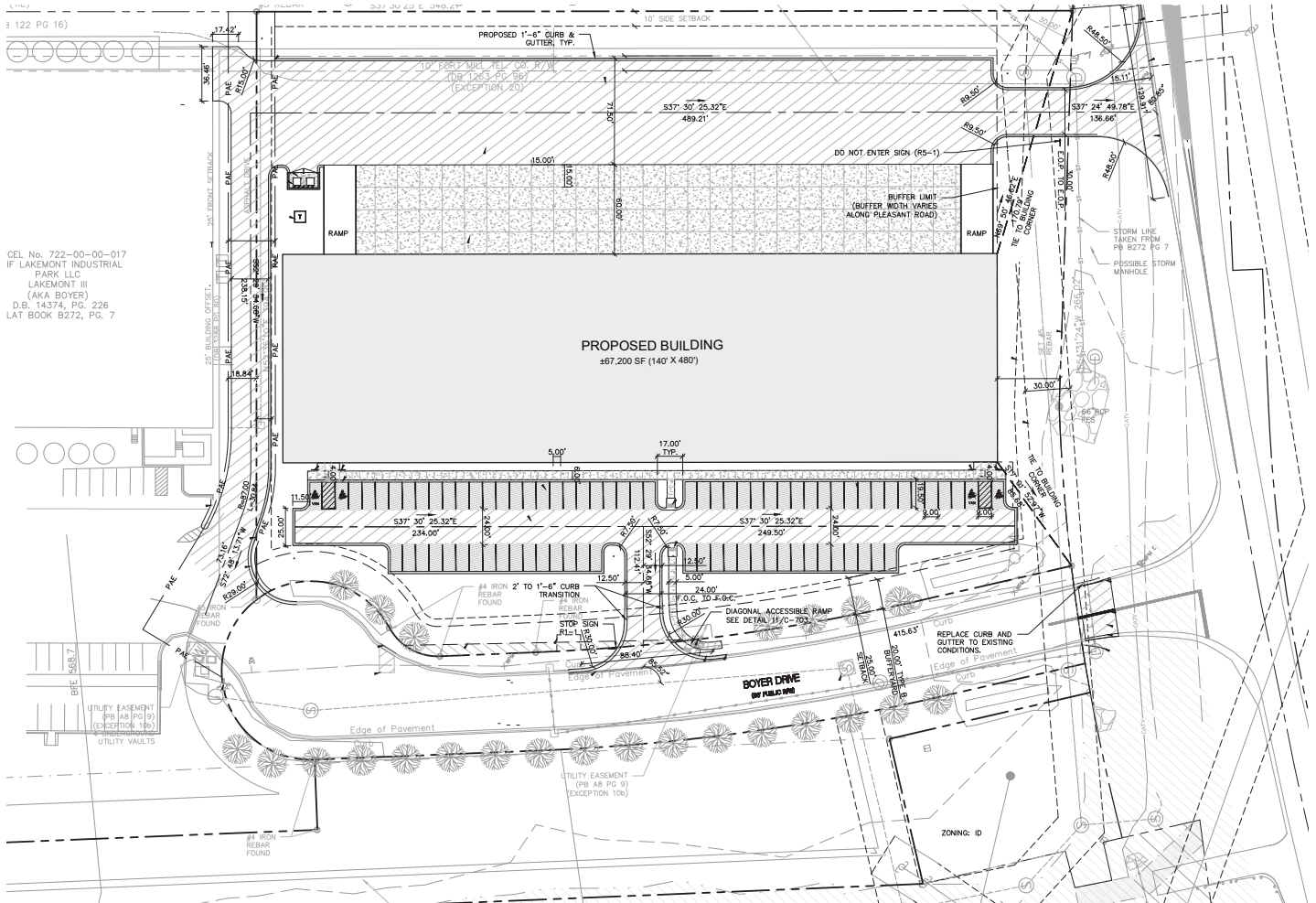
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# BUILD-TO-SUIT OR PRE-LEASE OPPORTUNITY

## LAKEMONT BUSINESS PARK



### BUILDING FEATURES

- New Construction
- ±67,200 SF
- Office To Suit
- Tilt Wall Construction
- ID Zoning
- ±84 Parking Spaces
- 140' Building Depth
- ESFR Sprinkler System

### WAREHOUSE FEATURES

- ±67,200 SF
- 30' Clear Height
- Dock Doors To Suit
- Drive-In Doors To Suit
- Bay Size ±7,000 SF (Typical)
- Column Spacing 50'x40' with a 50' Speed Bay (Typical)
- Power To Suit
- LED Lighting

### UTILITIES

- Sewer/Water: York County
- Power: Duke Energy
- Gas: York County Natural Gas Authority

### INTERSTATE ACCESS

- 1.6 miles to I-77
- 4 miles to I-485