

# 194 Springhill Farms Road

Fort Mill, SC

**FOR SUBLEASE**  
**±51,788 s.f.**



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# Property Specifications

Class A rear-load industrial building available for sublease. Lakemont East is located I-77 Exit 90 in Fort Mill, SC. Building highlights include 32' clear height, 120 auto positions, and 8 dock high doors

Building Size	± 201,788
Acres	± 18.5
Available SF	±51,788
Office SF	BTS
Column Spacing	55' x 51'
Building Depth	280'
Clear Height	32'
Loading	8 Dock High Doors
Sprinklers	ESFR
Parking	120 auto
Lease Expiration	1/31/2025
Rate	\$6.88/SF NNN
TICAM	\$1.74/SF



**±4.0**

miles from  
I-77



**±6.0**

miles from  
I-485



**14.0**

miles from  
CLT International Airport

