

# 4800 REAGAN DR

CHARLOTTE, NORTH CAROLINA

**AVAILABLE**

**± 14,277 SF Office/Flex Facility  
Available For Sale or Lease**

**CHARLOTTE, NC | INDUSTRIAL ZONING**

**Gray Gaines**

Vice President

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**Ryan Kendall**

Vice President

704 612 0395

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**AVISON  
YOUNG**

# PROPERTY OVERVIEW



Reagan Dr.

±11,057 SF  
Office / Flex

±3,220 SF  
Shop / Warehouse

## SITEPLAN KEY

 Grade Level Door



## Property Highlights

- Immediate access (±0.8 miles to exit 41) and visibility to I-85
- Close proximity to I-77, Uptown Charlotte, and Charlotte Airport
- Paved, fully fenced site, with two gated entrances and ample parking
- Two (2) 14' x 14' oversized doors and one (1) 8' x 8' grade level doors
- Fully pull through shop/warehouse space

## Property Specifications

<b>Address:</b>	<b>4800 Reagan Dr. Charlotte, NC 28206</b>
<b>Parcel ID:</b>	08707139
<b>Zoning:</b>	I-1(cd)
<b>Land Available:</b>	±1.136 AC
<b>Building Size:</b>	±14,277 SF
<b>Office Size:</b>	±11,057 SF
<b>Clear Height:</b>	±22'
<b>Power:</b>	225 Amps   208Y/120V   3-Phase
<b>Pricing:</b>	Call Brokers

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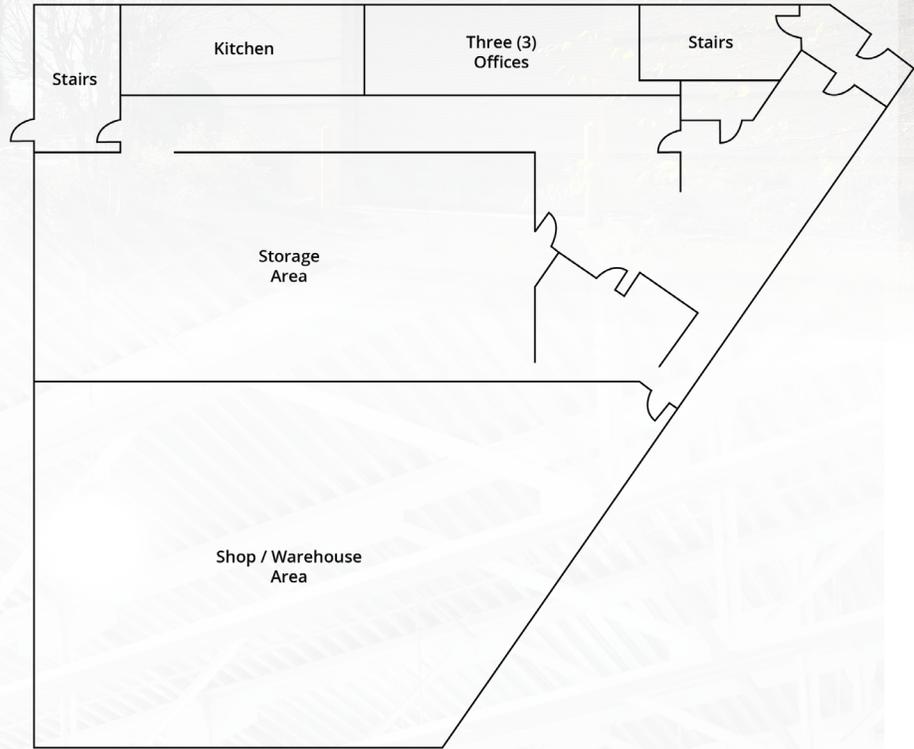
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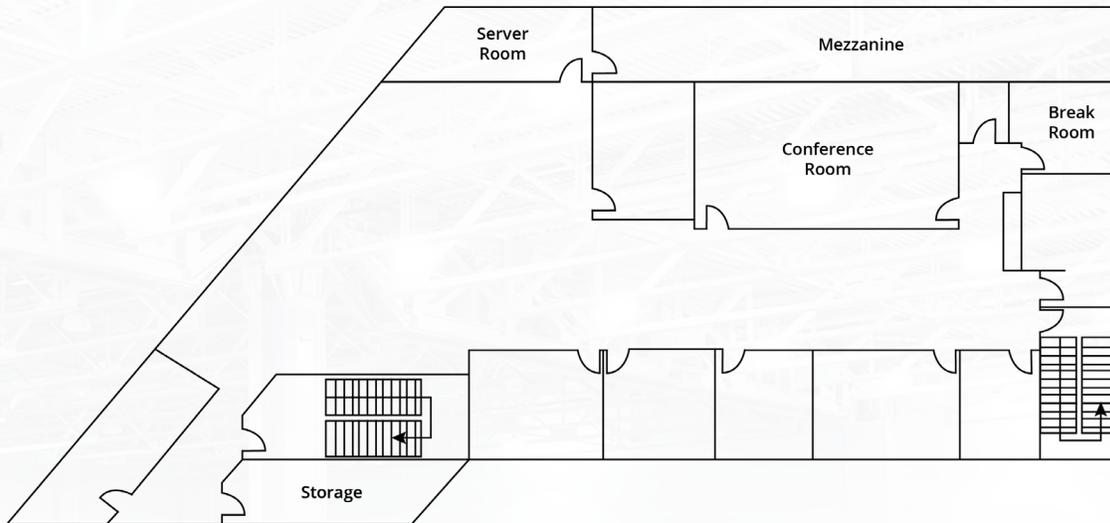
# FLOOR PLAN



## FIRST FLOOR



## SECOND FLOOR



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# EXPANSION POTENTIAL

4800 REAGAN DR



4750 REAGAN DR



Reagan Dr.

±14,277 SF

## EXPANSION SITE:

4750 Reagan Dr.  
Charlotte, NC 28206

±5.71 AC

## Property Specifications

**Parcel ID:** 08707103

**Zoning:** I-1(cd)  
*Owner open to allowing time for rezoning*

**Land Available:** ±5.71 AC

**Pricing:** Call Brokers

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# LOCATION OVERVIEW

Located in Charlotte's N. Graham/Atando submarket, **4800 Reagan Drive** offers exceptional visibility from I-85 and is just  $\pm 0.8$  miles from Exit 41, providing seamless regional connectivity. The  $\pm 14,277$  SF building sits on a  $\pm 1.136$ -acre site and features  $\pm 11,057$  SF of flex space along with three grade-level doors. With its central location and immediate interstate access, this property represents a rare opportunity in one of Charlotte's most accessible industrial corridors.



**INTERSTATE 85**  
**0.8 miles**



**INTERSTATE 77**  
**3.0 miles**



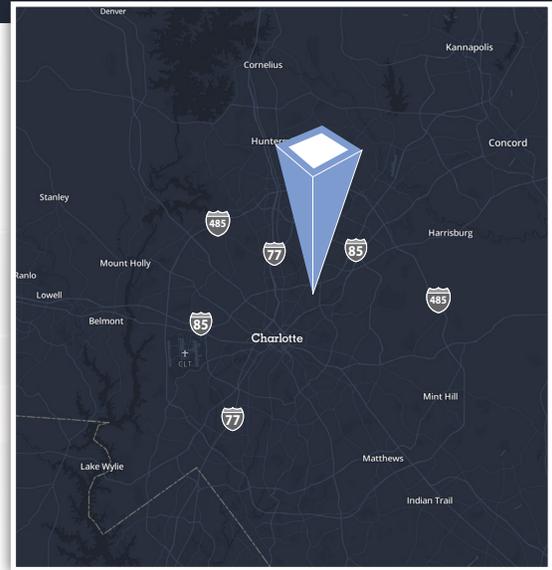
**INTERSTATE 277**  
**3.7 miles**



**UPTOWN CHARLOTTE**  
**4.7 miles**



**CHARLOTTE-DOUGLASS INTERNATIONAL AIRPORT**  
**10.3 miles**



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