

University South Business Center

5100 - 5108 REAGAN DRIVE
CHARLOTTE, NC 28206



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Park Profile

Located in the Charlotte North submarket, University South Business Center offers class B buildings designed for office | flex | industrial use. These highly functional single-story structures accommodate various configurations with drive-in access, optimizing space utilization for tenants. Its proximity to major interstates and Charlotte Douglas International Airport facilitates convenient business commuting in an urban setting.

Address	5100, 5104, 5108 Reagan Drive, Charlotte, NC
Parcel Number	08707116
Year Built	1986
Total Building SF	± 113,114 SF
Parking	373 Auto
HVAC	65 RTUs
Electricity	800 amps, 240 volt, three phase
Site Area	9.69 Acres
Zoning	B-2 (CD) & B-1
# of Buildings	Three
Typical Ceiling Height	± 9' Office; ± 12' - 13' Warehouse
Roof	45 mil TPO
Lighting	Fully lit: interior & exterior
Security	Fully Fenced



± 113,114 SF
Park Size



B-2 (CD) & B-1
Zoning



North
Submarket



Park Plan

BUILDING 5100

Suite 3 | \pm 2,280 SF
Suite 16 | \pm 2,984 SF

BUILDING 5104

Suite 1 | \pm 2,081 SF
Suite 1-2 | \pm 4,228 SF
Suite 4 | \pm 2,188 SF
Suite 5 | \pm 2,205 SF

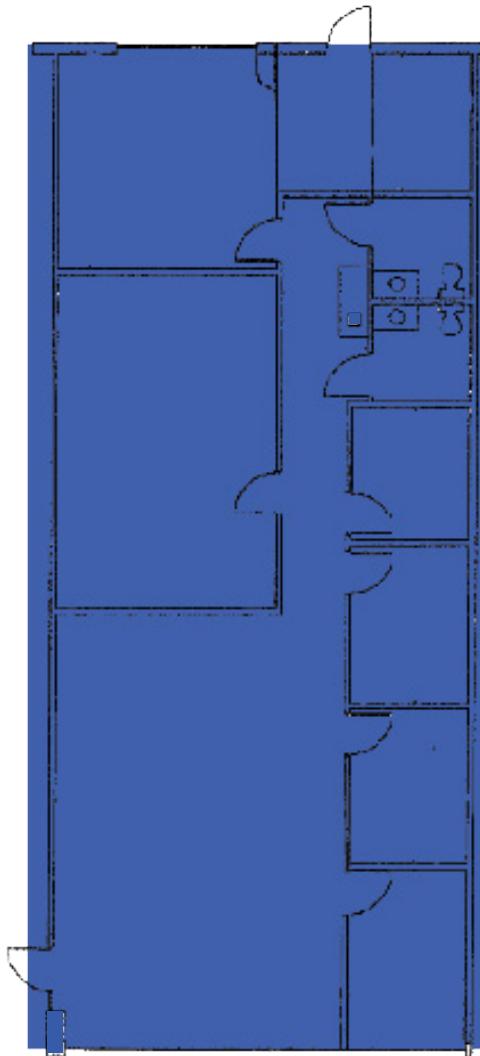
BUILDING 5108

Suite 10 | \pm 2,094 SF
Suite 13 | \pm 2,226 SF
Suite 14 | \pm 1,984 SF
Suite 15 | \pm 2,213 SF



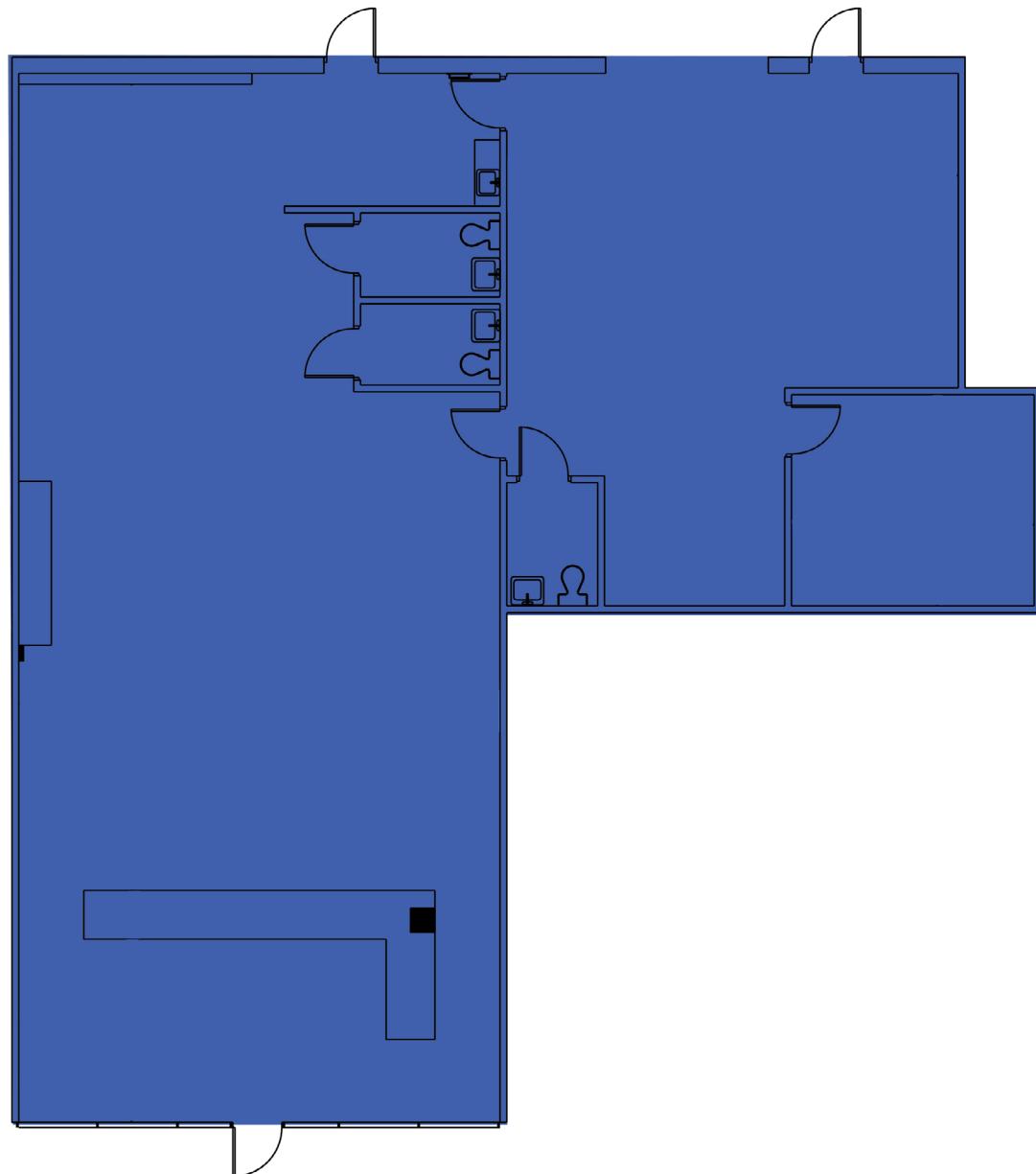
University South Business Center

BUILDING 5100
SUITE 3
± 2,208 SF TOTAL



University South Business Center

BUILDING 5100
SUITE 16
± 2,984 SF TOTAL
(1) 10' X 10' DRIVE IN DOOR



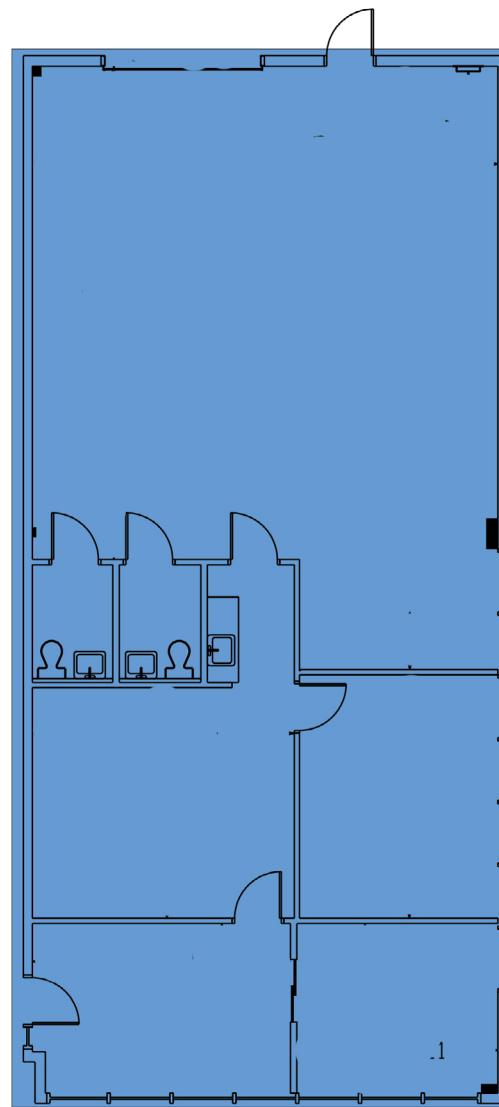
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BUILDING 5104

SUITE 1

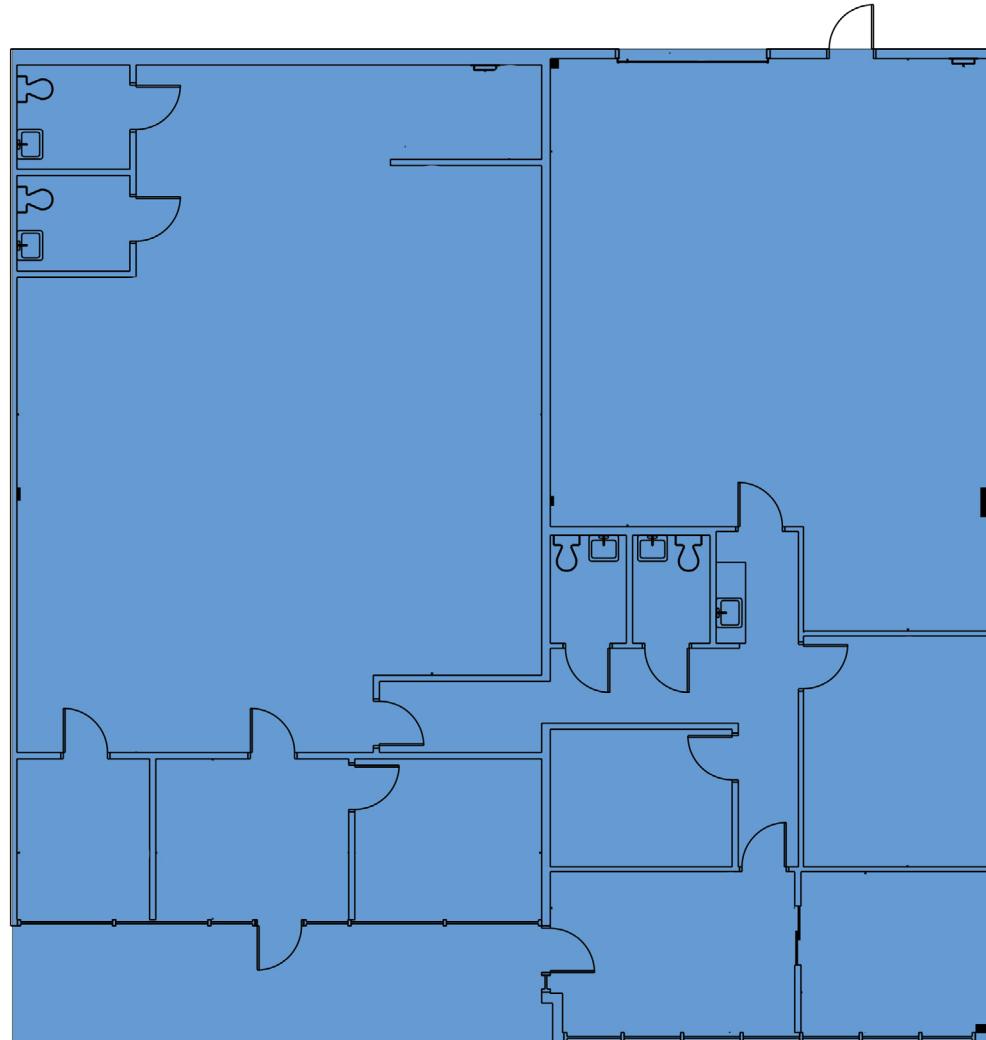
± 2,081 SF TOTAL

(1) 10' X 10' DRIVE IN DOOR



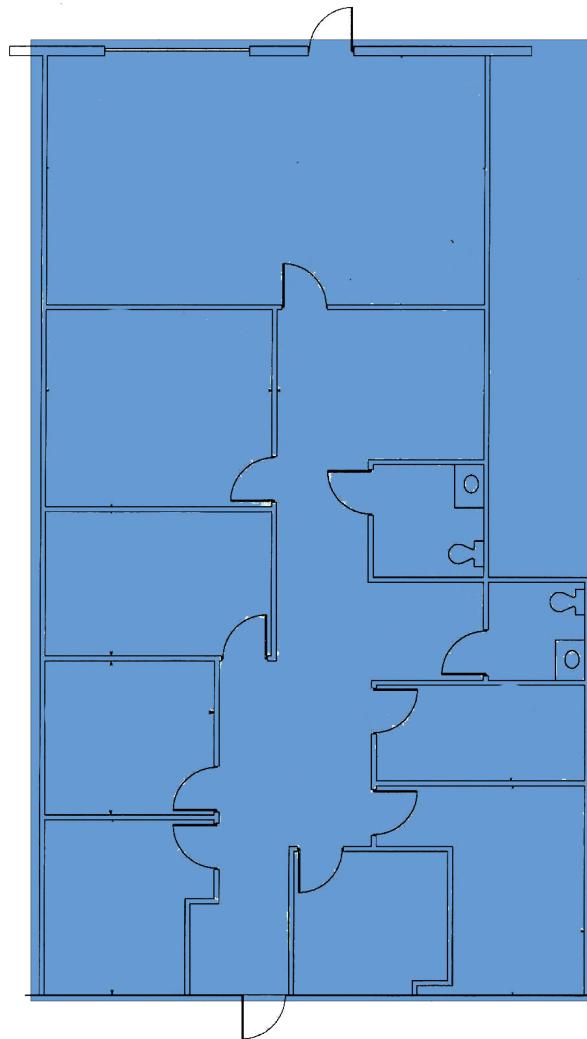
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BUILDING 5104
SUITE 1-2
± 4,228 SF TOTAL
(1) 10' X 10' DRIVE IN DOOR



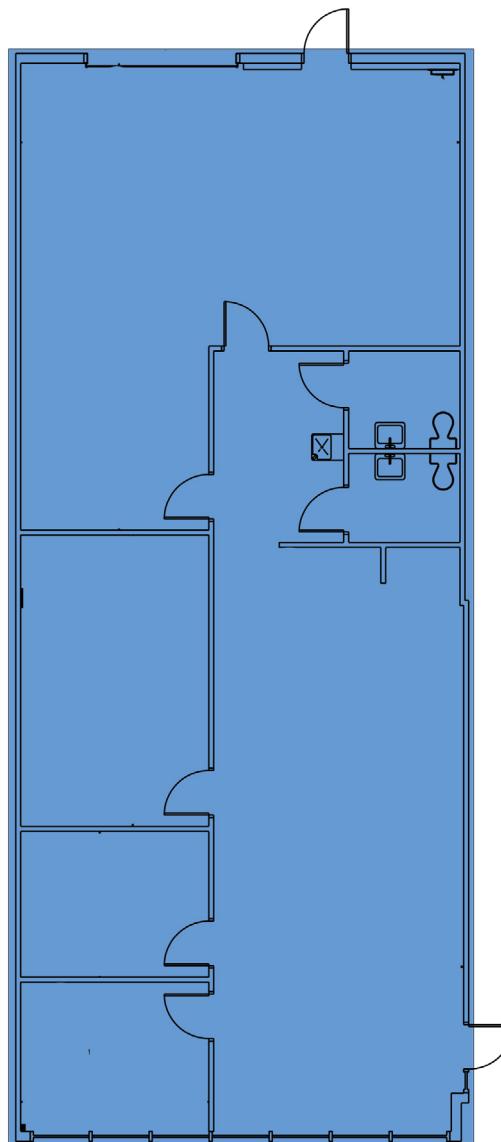
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BUILDING 5104
SUITE 4
±2,188 SF TOTAL
(1) 10' X 10' DRIVE IN DOOR



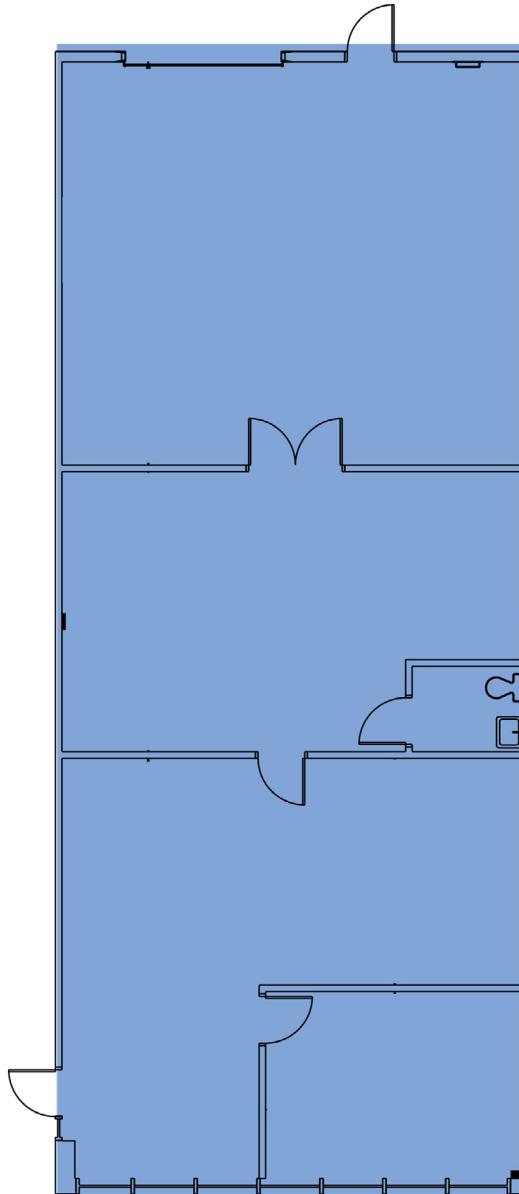
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BUILDING 5104
SUITE 5
± 2,205 SF TOTAL
(1) 10' X 10' DRIVE IN DOOR



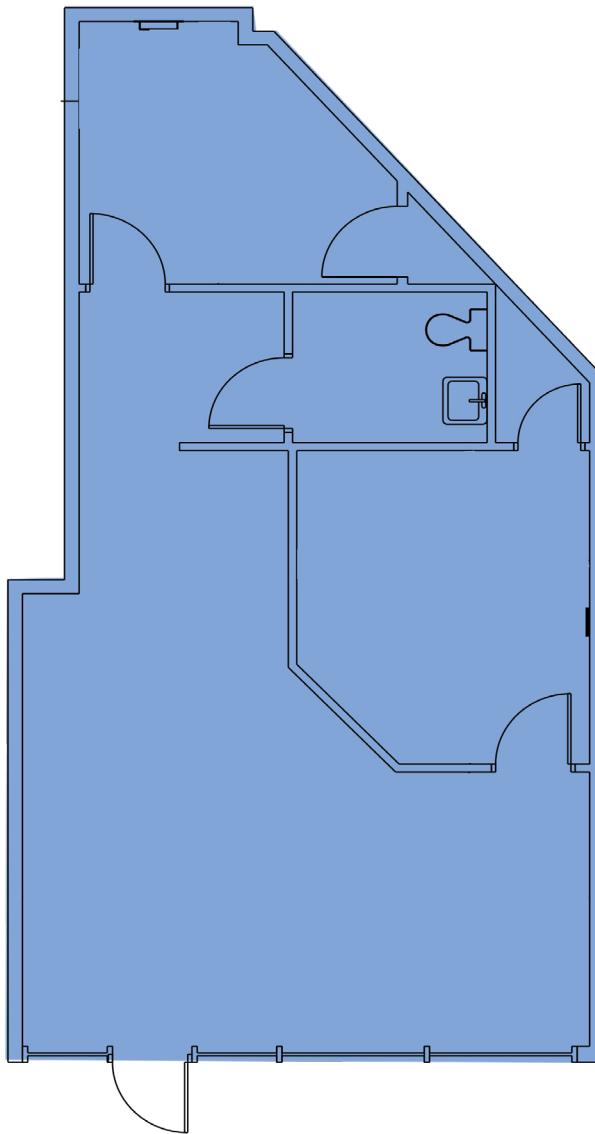
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BUILDING 5104
SUITE 6
± 2,210 SF TOTAL
± 1,404 SF OFFICE
± 806 WAREHOUSE
(1) 10' X 10' DRIVE IN DOOR



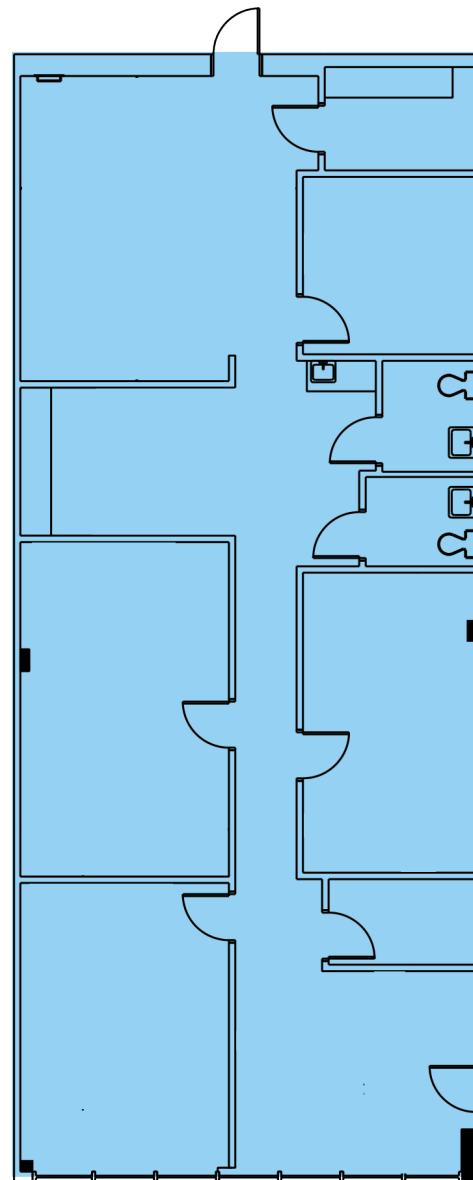
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BUILDING 5104
SUITE 13
± 869 SF TOTAL



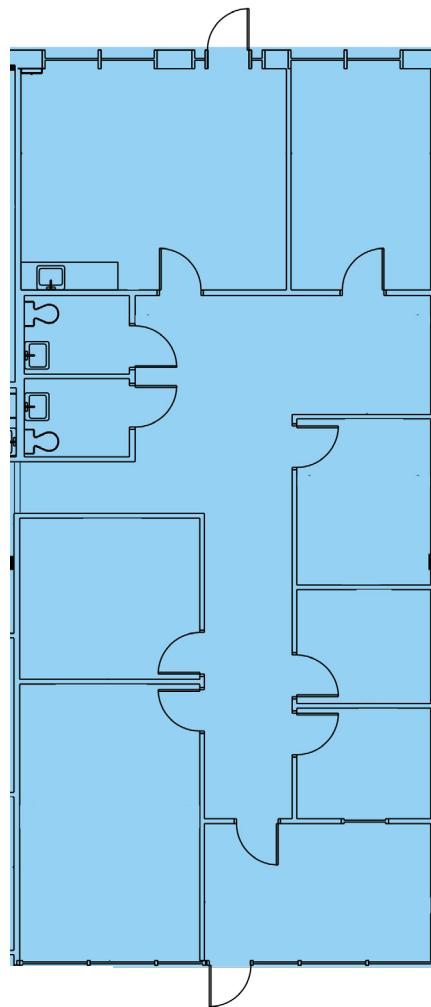
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BUILDING 5108
SUITE 10
± 2,094 SF



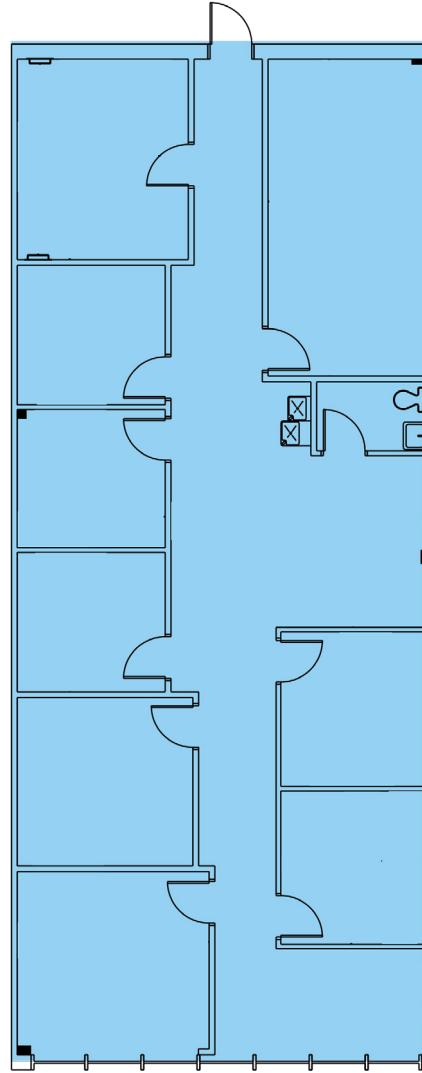
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BUILDING 5108
SUITE 13
± 2,226 SF OFFICE



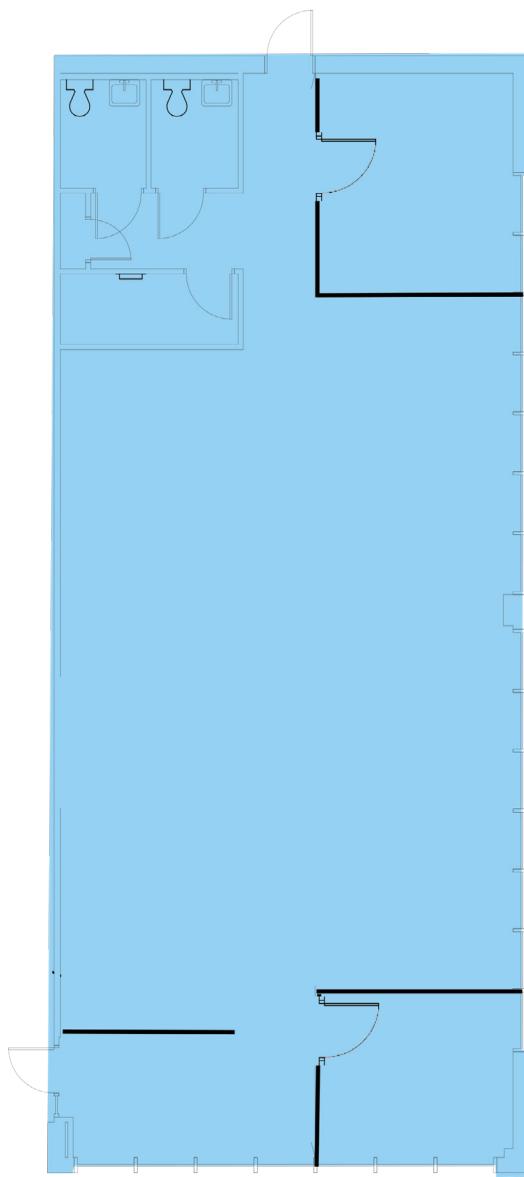
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BUILDING 5108
SUITE 14
± 1,984 SF OFFICE

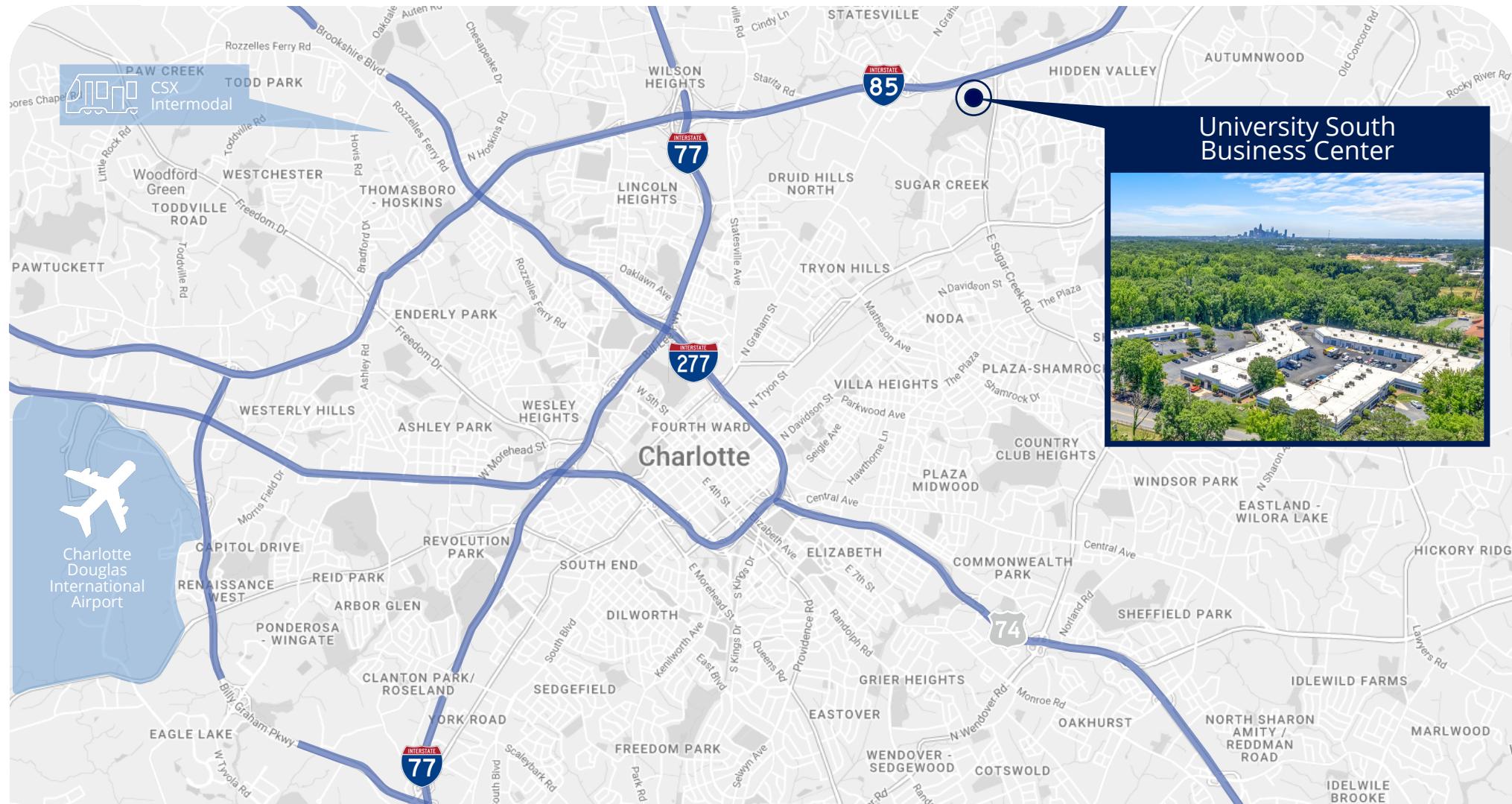


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BUILDING 5108
SUITE 15
± 2,213 SF OFFICE



Location



<1 Mile
from I-85



3 Miles
from I-77



8 Miles from Charlotte
Center City



11 miles from Charlotte
Douglas Int'l Airport

Park Aerial

Nearby Neighbors



City Rankings

#1

State to do business,
2023, 2022

Source: CNBC

#5

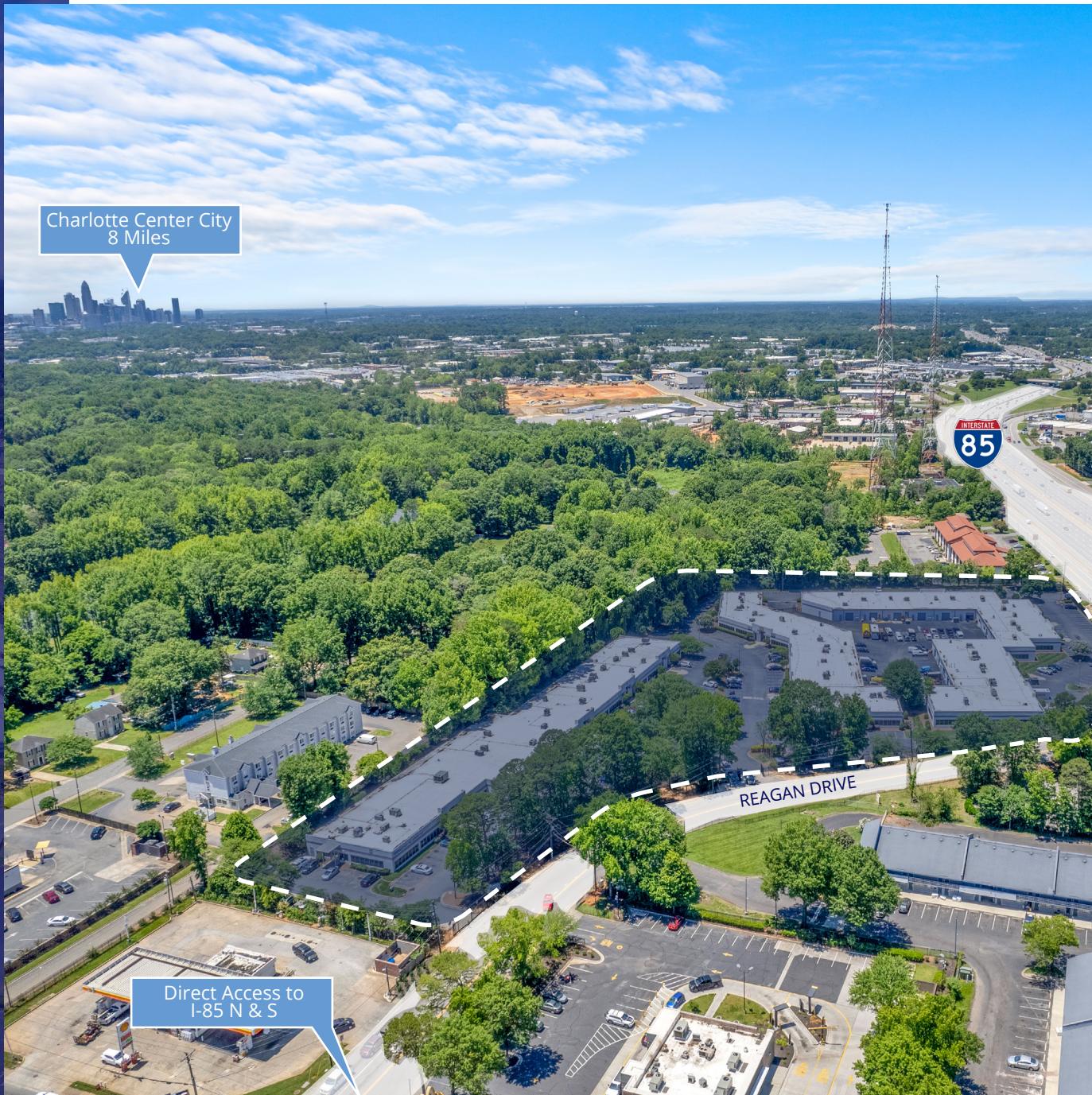
Charlotte top 5 for the
best place to live

Source: US News & World Report

#10

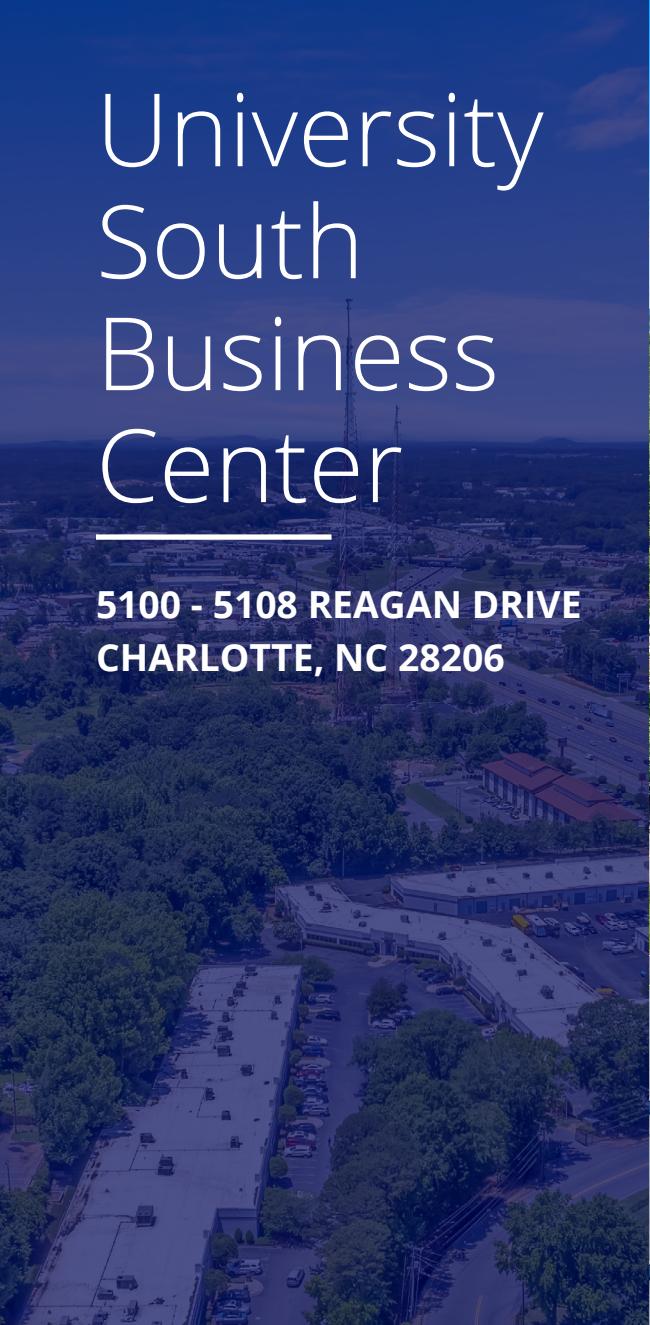
Top 10 busiest
airport in the U.S

Source: Stratosjets



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