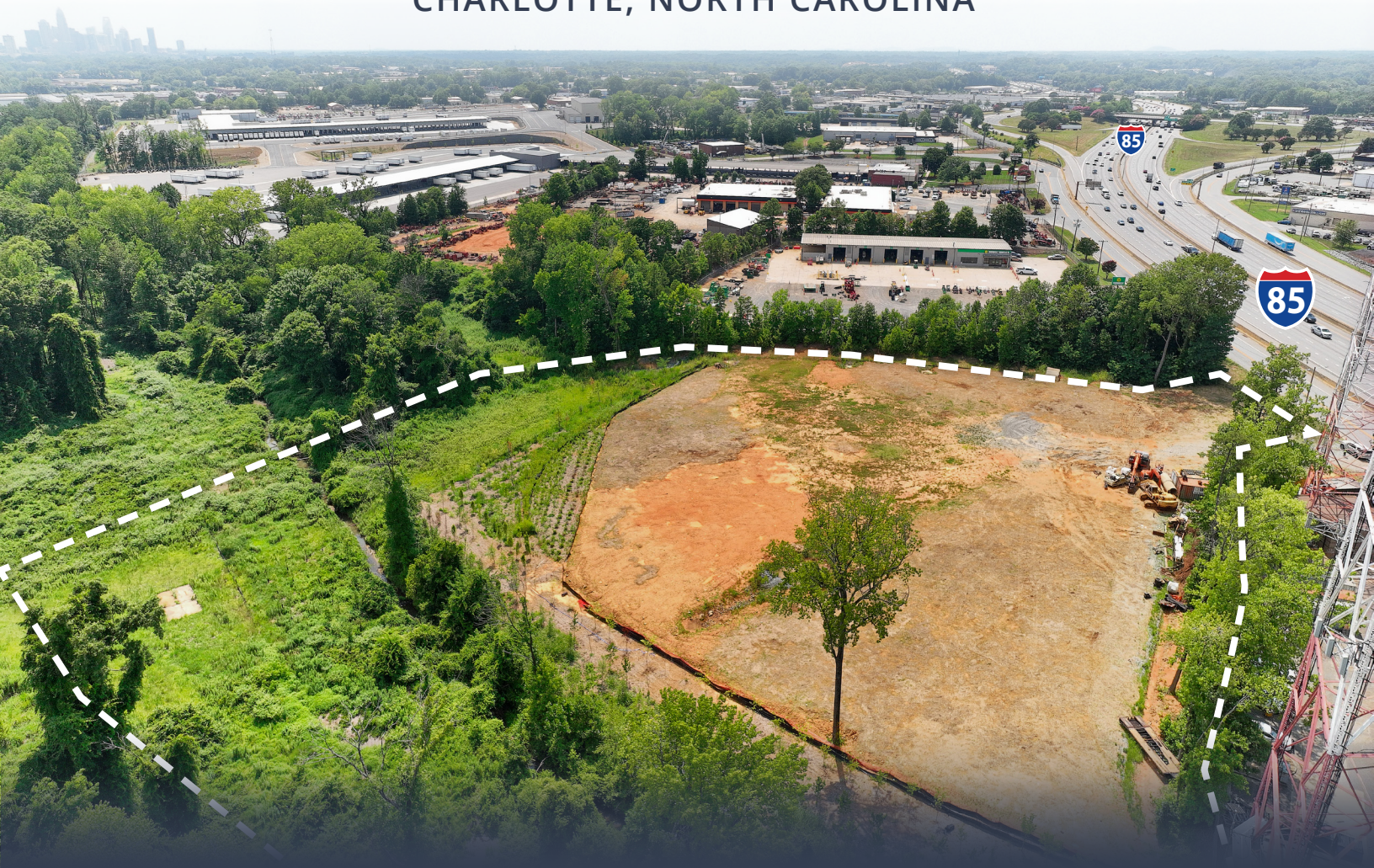


4750 REAGAN DR

CHARLOTTE, NORTH CAROLINA



±5.71 AC | Land Available for Lease or Sale

INDUSTRIAL ZONING

Ryan Kendall

Vice President

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**AVISON
YOUNG**

PROPERTY OVERVIEW



Property Highlights

- Charlotte's N Graham/Atando Submarket
- I-85 Visibility
- Immediate access to I-85 (±1 mile to exit 40)
- Close proximity to I-77, Uptown Charlotte, and Charlotte Airport

Property Specifications

Address:	4750 Reagan Dr. Charlotte, NC 28206
Parcel ID:	08707103
Zoning:	I-1(cd) <i>Owner open to allowing time for rezoning</i>
Land Available:	±5.71 AC
Utilities:	Onsite
Opportunity Zone:	GEOID10: 37119005301
Price:	Call for Pricing

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LOCATION OVERVIEW

Located in Charlotte's N Graham/Atando submarket, **4750 Reagan Drive** offers exceptional visibility from I-85 and is just ± 1 mile from Exit 40, providing seamless regional connectivity. With its central location and immediate interstate access, this property is a rare opportunity in one of Charlotte's most accessible industrial corridors.



INTERSTATE 85
0.2 miles



INTERSTATE 77
2.9 miles



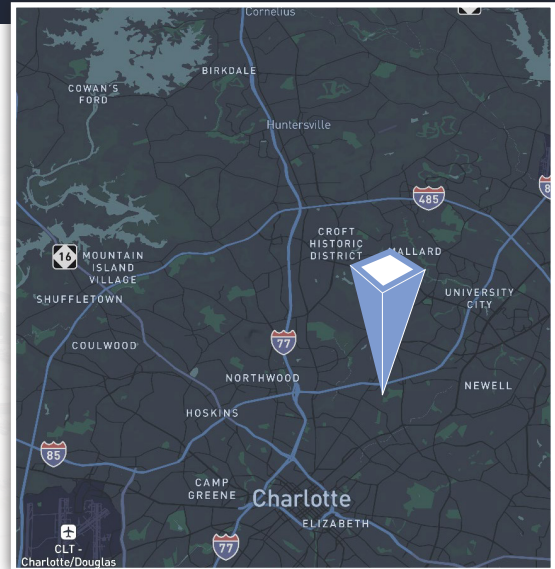
INTERSTATE 277
3.6 miles



UPTOWN CHARLOTTE
4.6 miles



CHARLOTTE-DOUGLASS
INTERNATIONAL AIRPORT
10.2 miles



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