

UNIVERSITY SOUTH BUSINESS CENTER

5100-5108 REAGAN DRIVE | CHARLOTTE, NC 28206



FOR LEASE
OFFICE, FLEX, & INDUSTRIAL

CONTACT BLAKE OSBORN
704.375.1159
blake@piedmontproperties.com

PROPERTY HIGHLIGHTS

UNIVERSITY SOUTH BUSINESS CENTER

ADDRESS 5100-5108 Reagan Dr, Charlotte, NC

BUILDING SF ±113,144 SF in 3 buildings

ACREAGE 9.69 acres

PARKING 373 Auto

CLEAR HEIGHT ±9' office; ±12'-13' warehouse

HVAC 65 RTUs

ELECTRICITY 800 amps, 240 volt, three phase

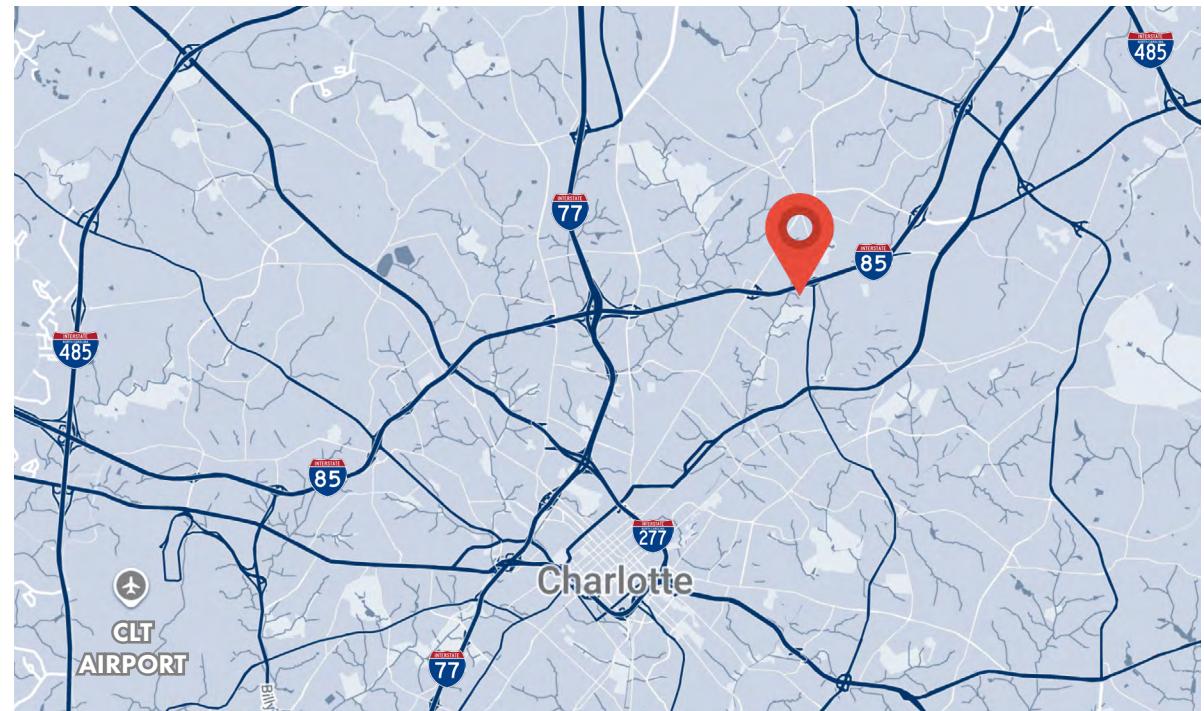
LIGHTING Fully lit - interior and exterior

SECURITY Fully fenced

ZONING B-2 (CD) & B-1

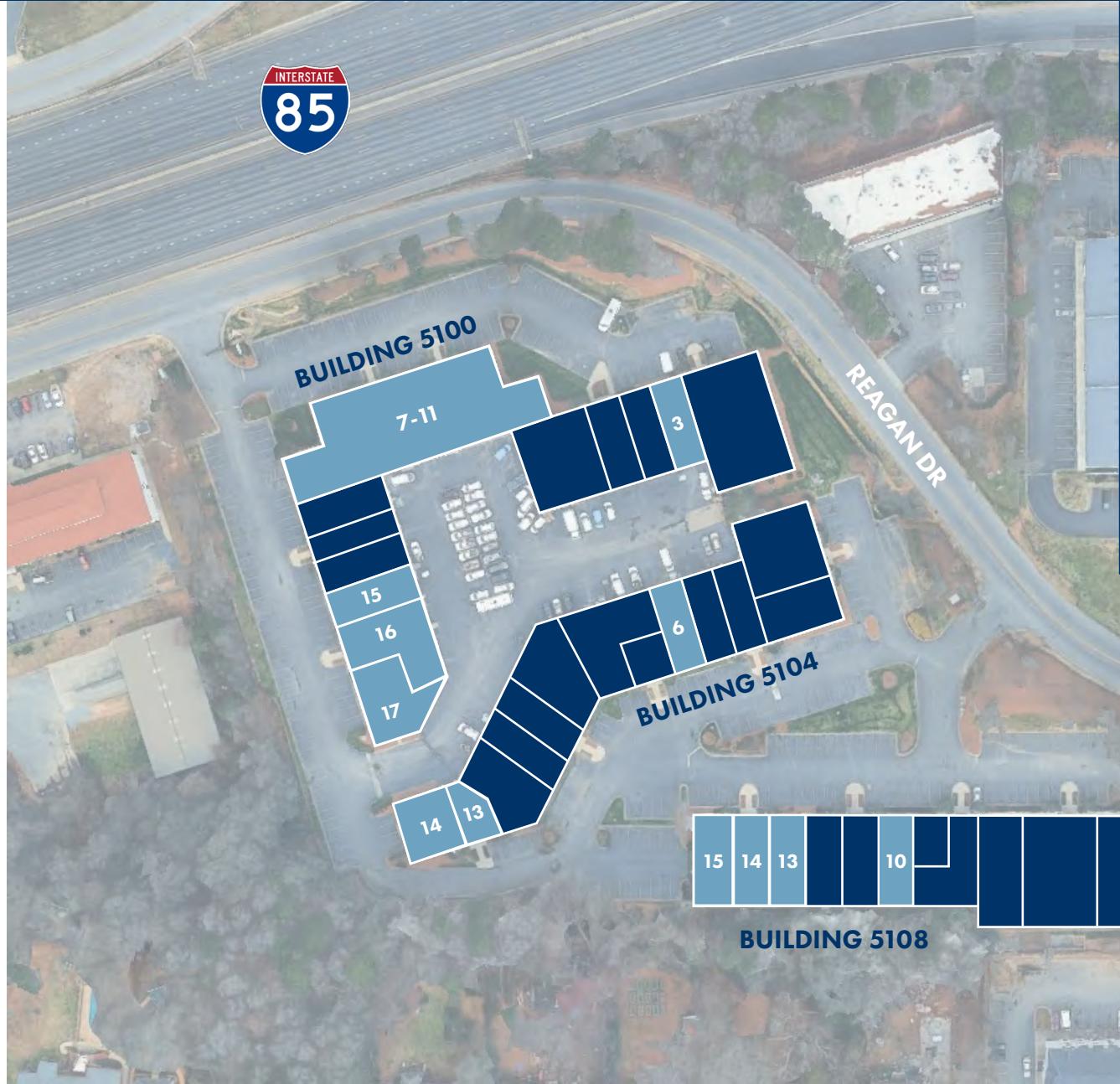
PARCEL # 08707116

YEAR BUILT 1986



AVAILABLE UNITS

UNIVERSITY SOUTH BUSINESS CENTER



BUILDING 5100

- Suite 3: ±2,225 SF
- Suite 7-11: ±11,366 SF
- Suite 15: ±2,332 SF
- Suite 16: ±2,984 SF
- Suite 17: ±2,504 SF

BUILDING 5104

- Suite 6: ±2,210 SF
- Suite 13: ±869 SF
- Suite 14: ±2,539 SF

BUILDING 5108

- Suite 10: ±2,216 SF
- Suite 13-14: ±4,210 SF
- Suite 15: ±2,314 SF

SUGAR CREEK RD

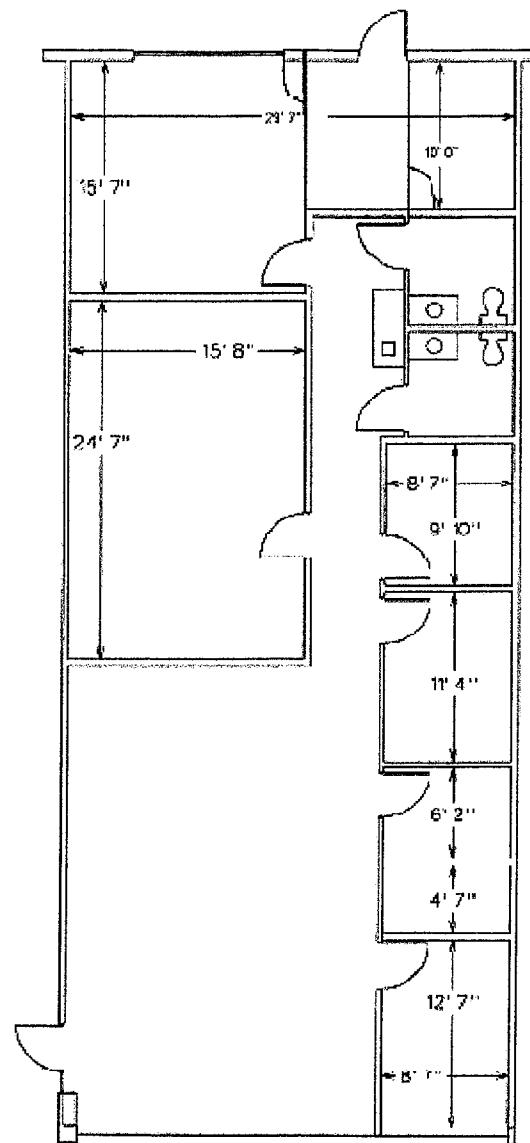
BUILDING 5100 - SUITE 3

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**5100 REAGAN DR
SUITE 3**



±2,225 SF total
100% office



BUILDING 5100 - SUITE 7-11

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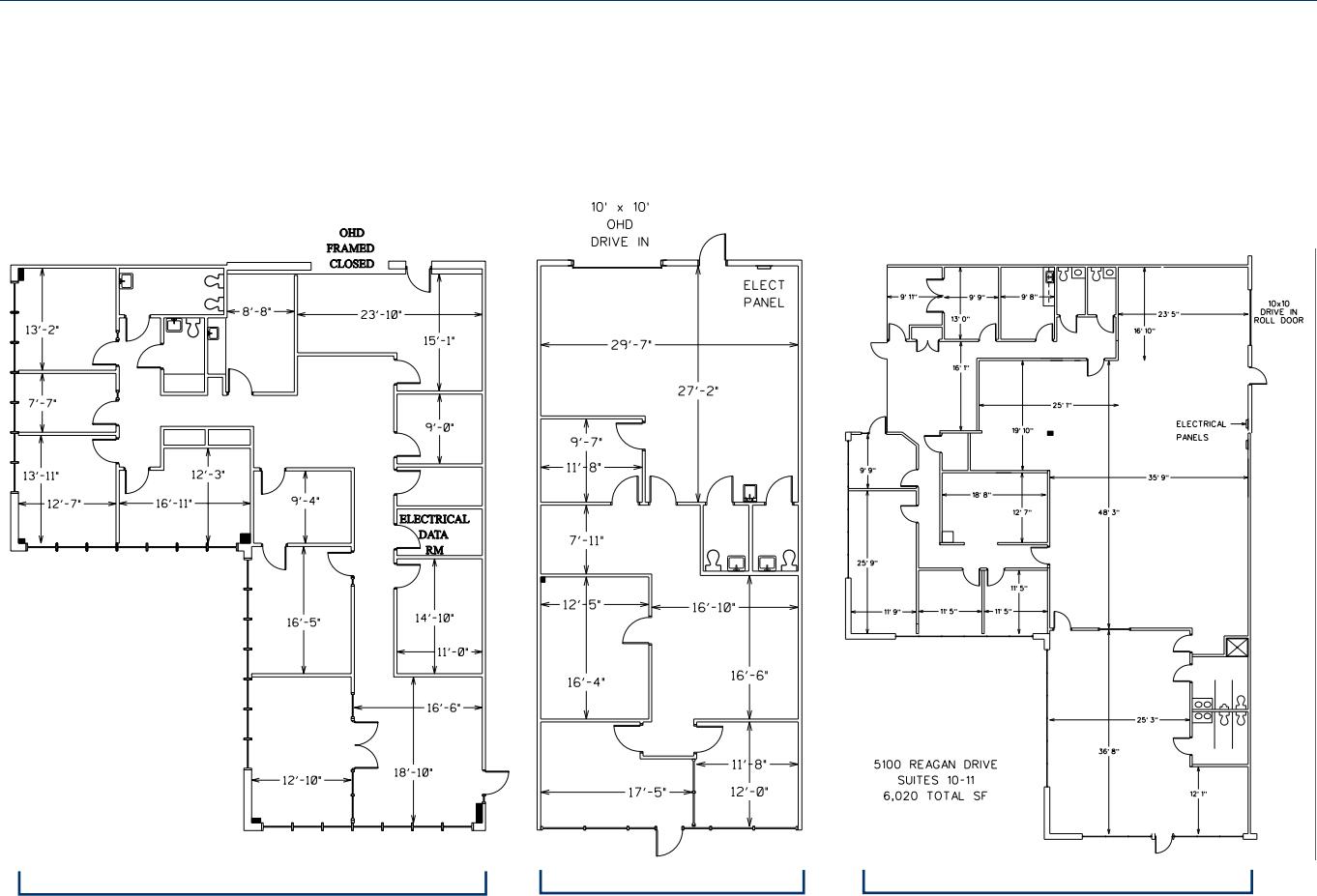
**5100 REAGAN DR
SUITE 7-11**



±11,366 SF total



2 Drive in doors
(10'X10')



BUILDING 5100 - SUITE 15

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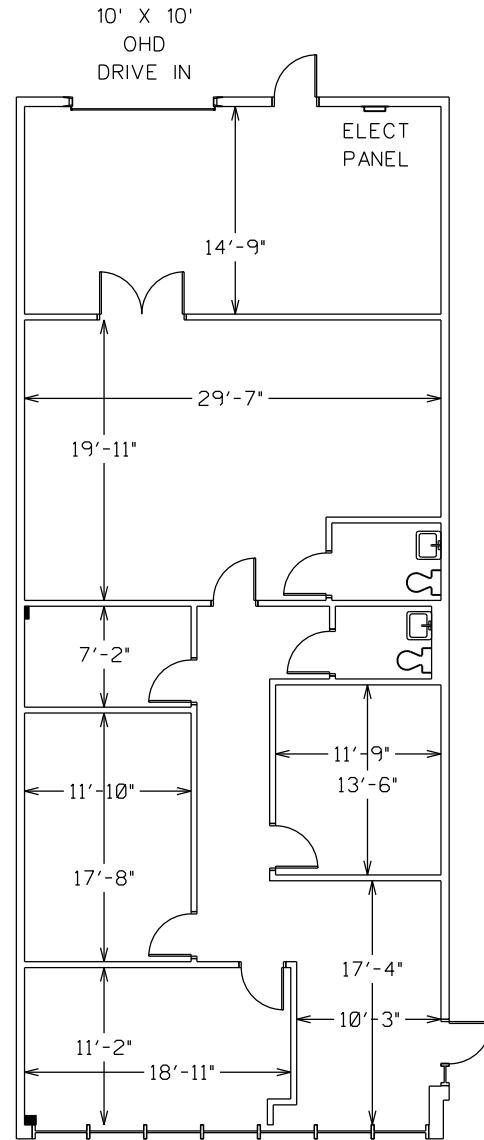
**5100 REAGAN DR
SUITE 15**



±2,332 SF total



**1 Drive in door
(10'X10')**



BUILDING 5100 - SUITE 16

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5100 REAGAN DR
SUITE 16



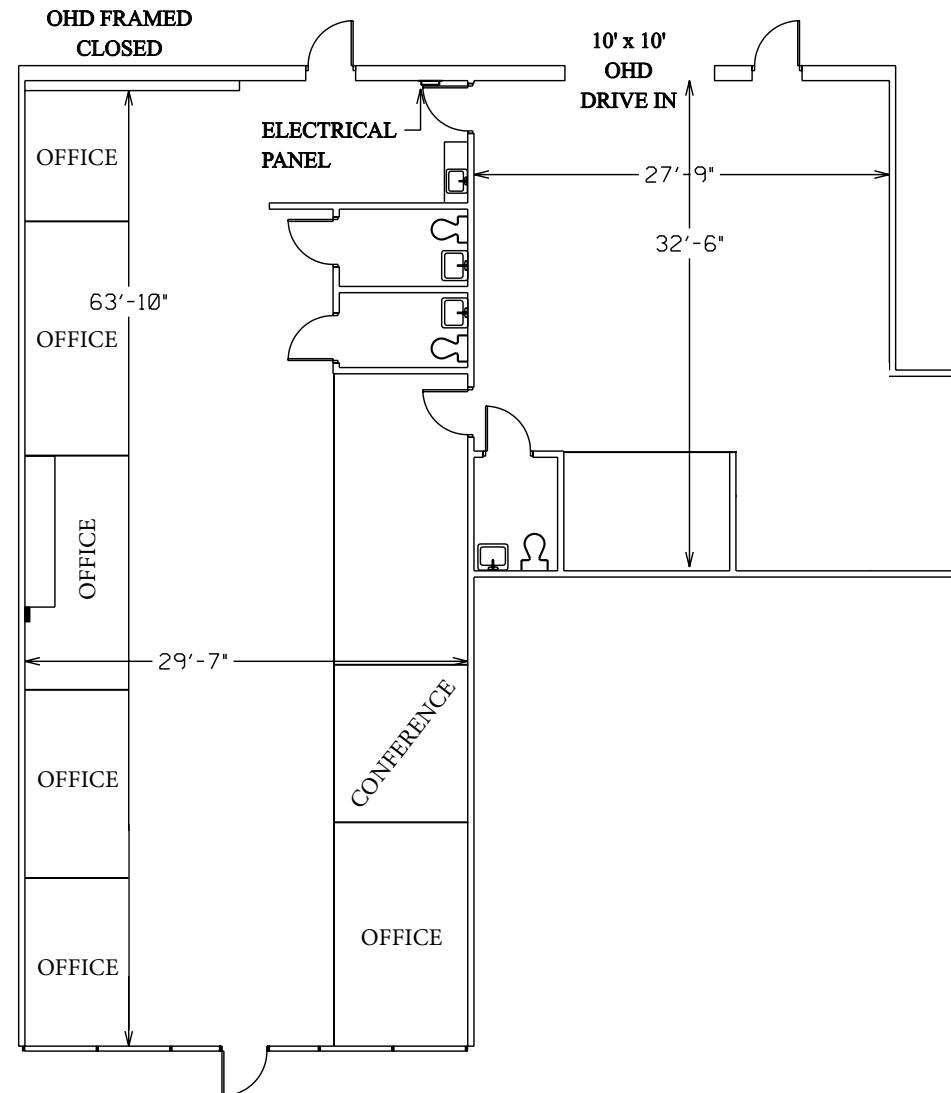
±2,984 SF total



1 Drive in door
(10'X10')



Conditioned Warehouse



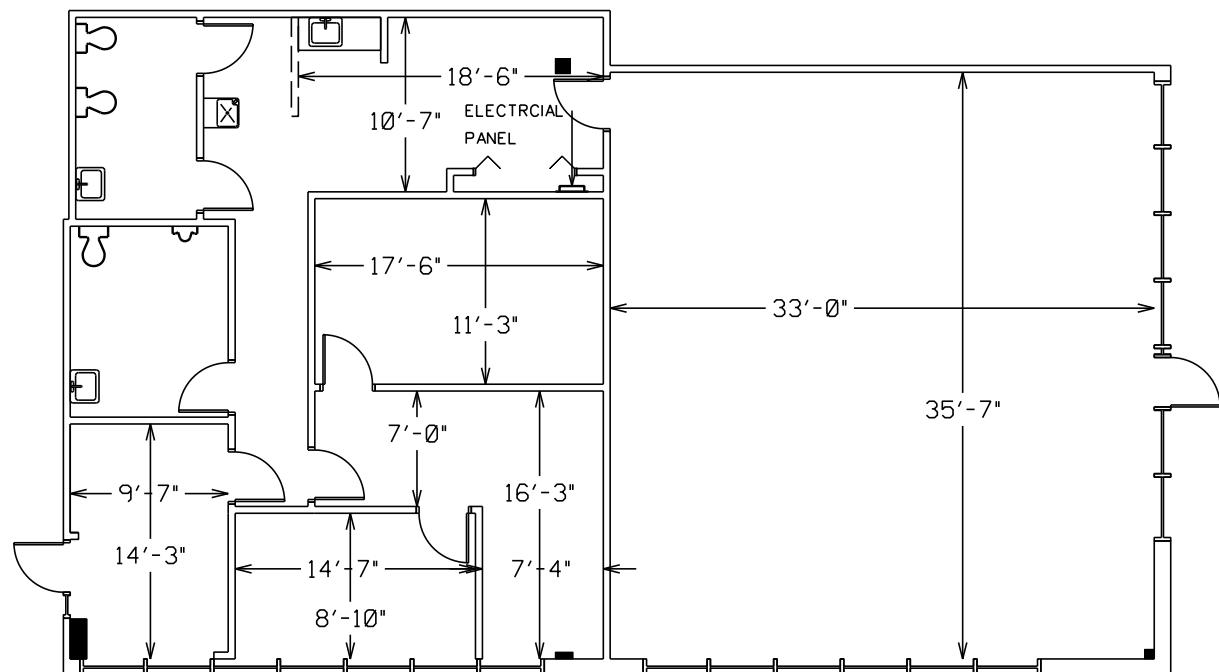
BUILDING 5100 - SUITE 17

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**5100 REAGAN DR
SUITE 17**



**±2,504 SF total
100% office**



BUILDING 5104 - SUITE 6

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**5104 REAGAN DR
SUITE 6**



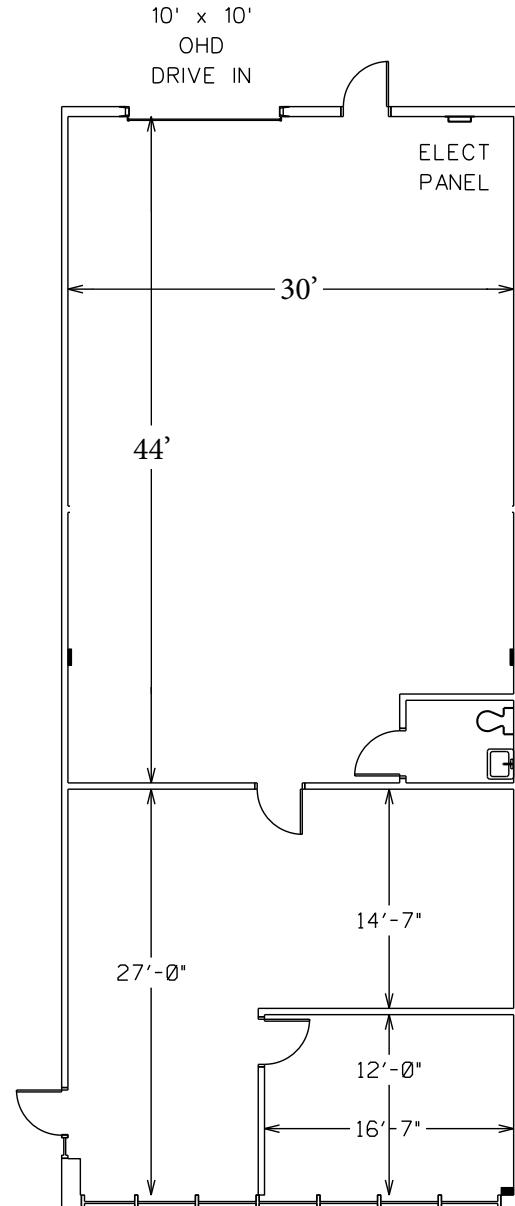
±2,504 SF total



**1 Drive in door
(10'X10')**



Conditioned Warehouse



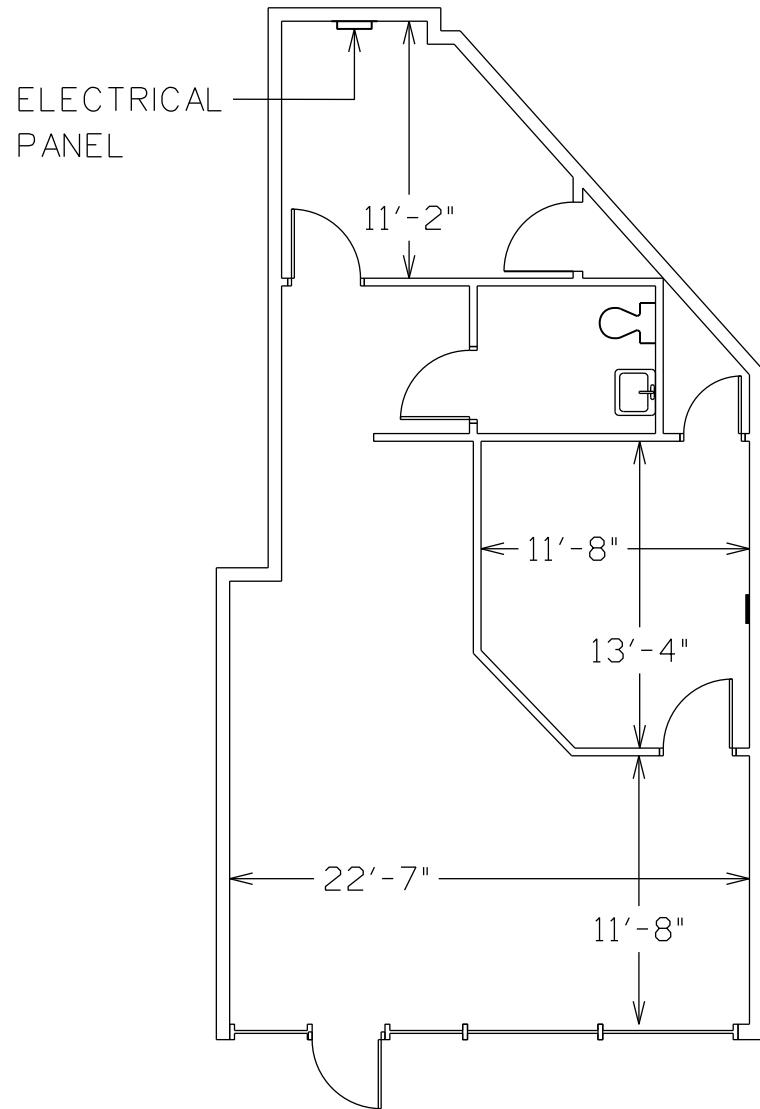
BUILDING 5104 - SUITE 13

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**5104 REAGAN DR
SUITE 6**



**±869 SF total
100% office**



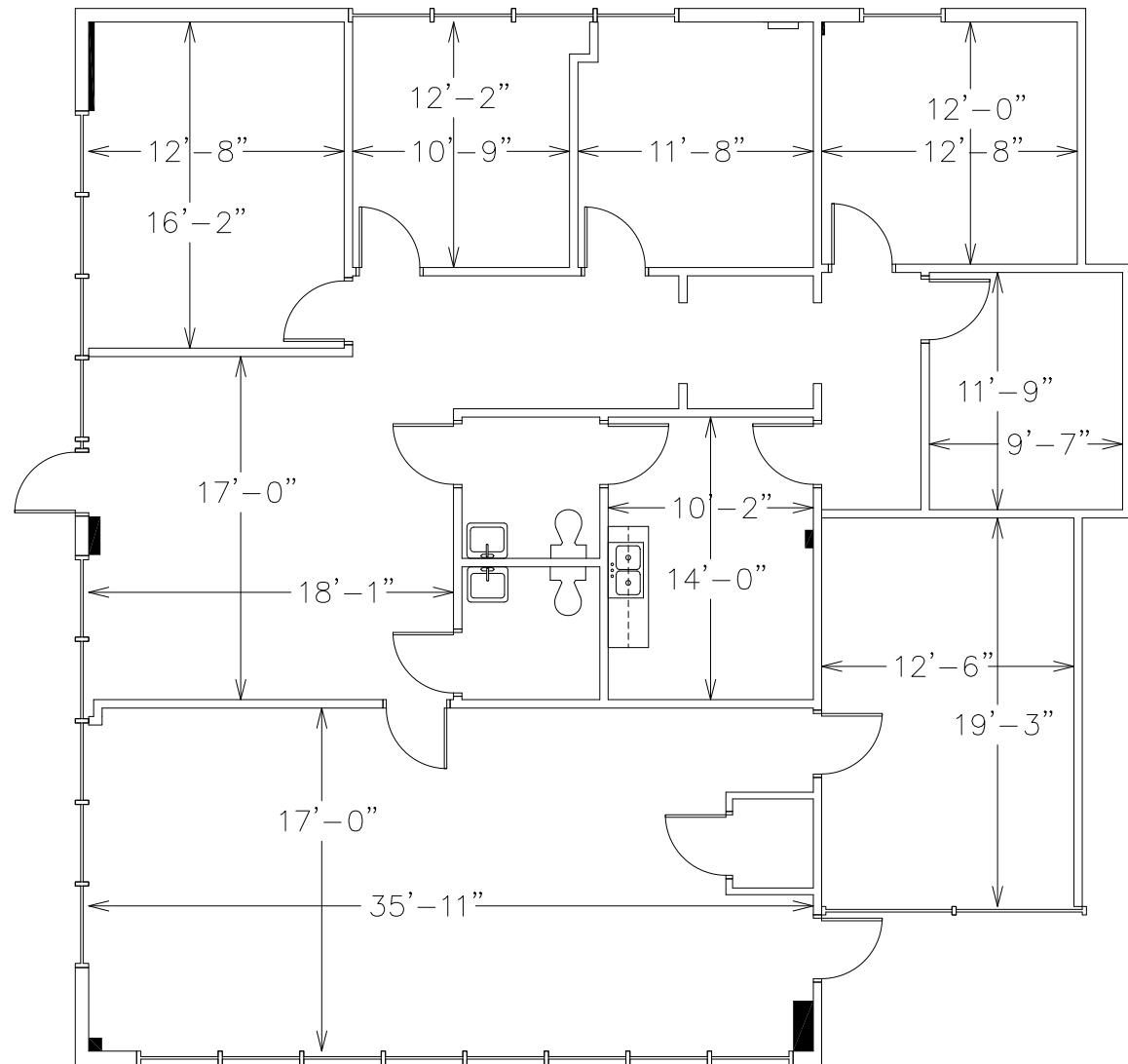
BUILDING 5104 - SUITE 14

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**5104 REAGAN DR
SUITE 14**



**±2,539 SF total
100% office**



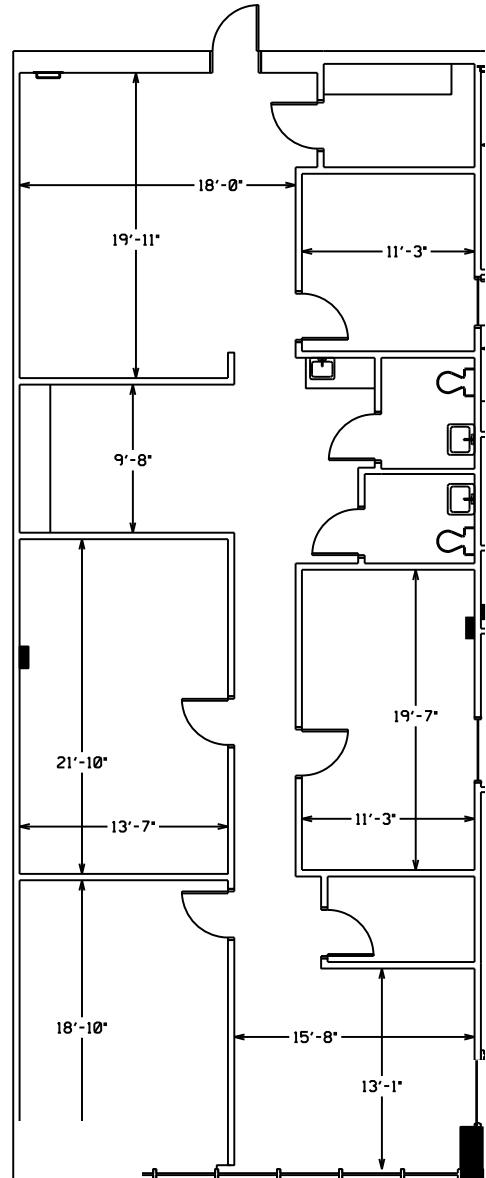
BUILDING 5108 - SUITE 10

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**5108 REAGAN DR
SUITE 10**



±2,216 SF total
100% Office



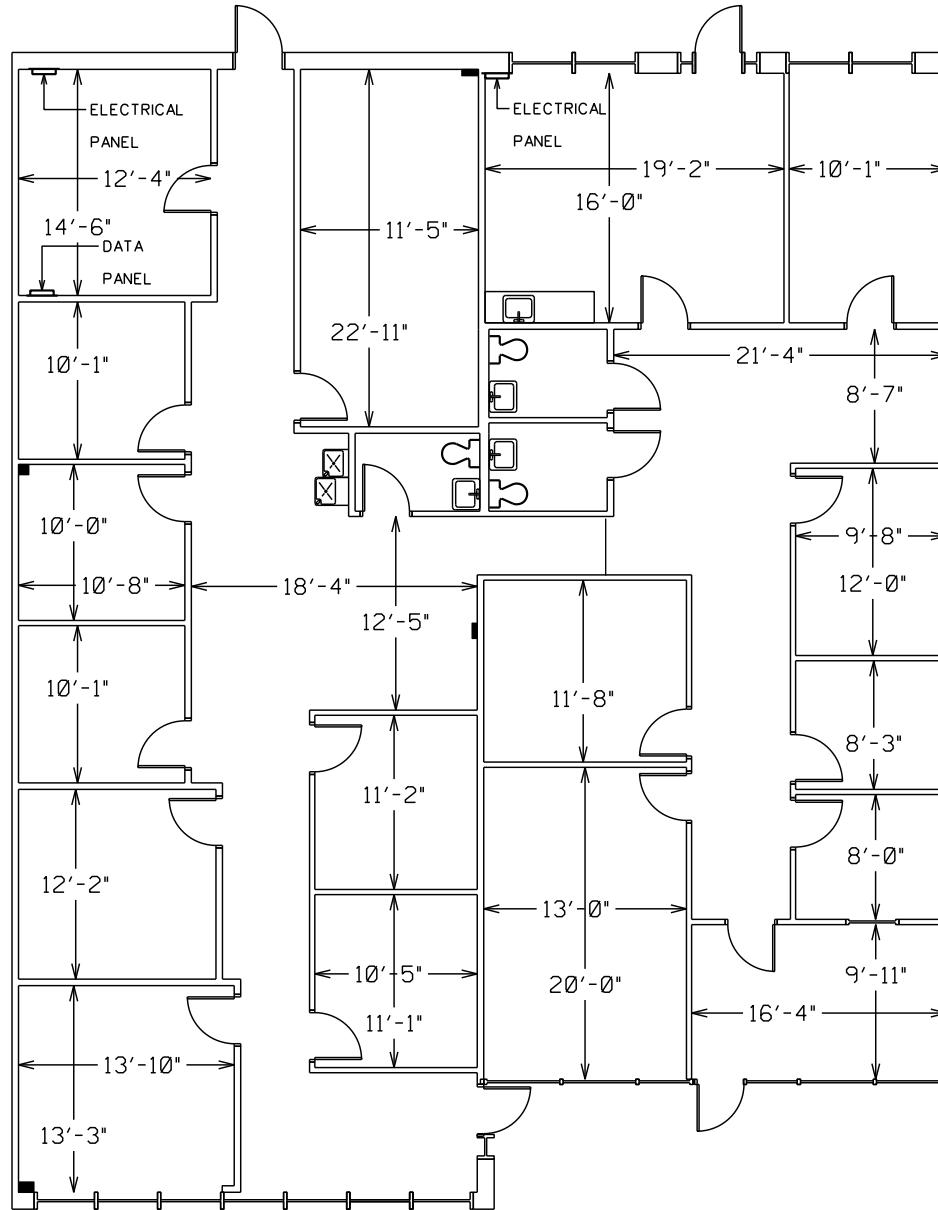
BUILDING 5108 - SUITE 13-14

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**5108 REAGAN DR
SUITE 13-14**



**±4,210 SF total
100% Office**



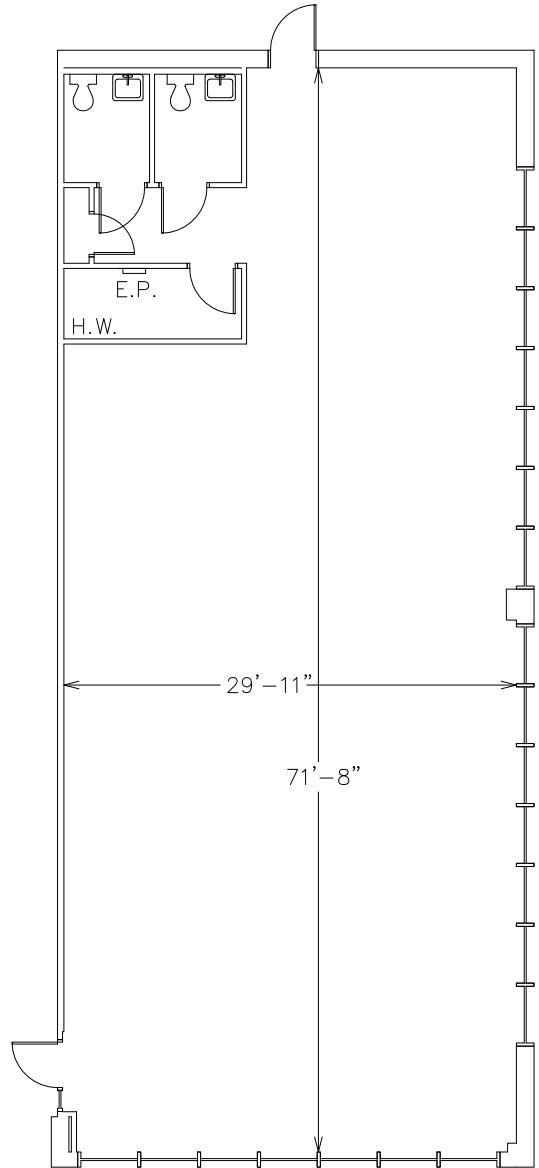
BUILDING 5108 - SUITE 15

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**5108 REAGAN DR
SUITE 15**



±2,314 SF total
100% Office



PHOTOS

UNIVERSITY SOUTH BUSINESS CENTER





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