

# 4840 REAGAN DR



**±9,457 SF Warehouse and Office /  
Showroom Buildings Available for Lease**

**CHARLOTTE, NC | B-2 (CD) ZONING**

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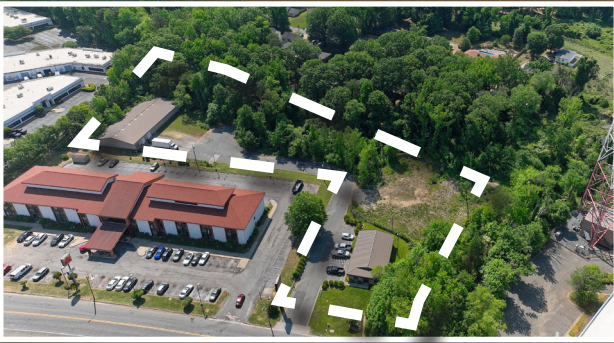
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# PROPERTY OVERVIEW



360°  
VIEW TOUR

SCAN QR CODE TO ACCESS



## Property Specifications

Address:	4840 Reagan Dr. Charlotte, NC 28206
Parcel ID:	08707143
Zoning:	B-2 (CD)
Site Area:	±3.652 AC
Year Built:	1999
Buildings Size:	±2,257 & 7,200 SF
Pricing:	Call Brokers

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# PROPERTY DETAILS



## BUILDING ONE

**Building Size:** ±2,257 SF

**Restrooms:** Men's and Women's

**Auto Parking:** 8 Spaces

**Construction:** Brick Masonry



## BUILDING TWO

**Building Size:** ±7,200 SF

**Clear Height:** 12'

**Dock High Doors:** Two (2) 8' x 9'

**Drive-In Doors:** One (1) 10' x 10' with ramp

**Lighting:** Fluorescent

**Power:** TBD

**Construction:** Metal



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# LOCATION OVERVIEW

Located in Charlotte's N. Graham/Atando submarket, **4840 Reagan Drive** offers exceptional visibility from I-85 and is just  $\pm 0.8$  miles from Exit 41, providing seamless regional connectivity. The  $\pm 9,457$  SF warehouse and office/showroom buildings sit on a  $\pm 3.652$ -acre site. The warehouse features two 8' x 9' dock high doors and one 10' x 10' drive-in door with ramp. 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**



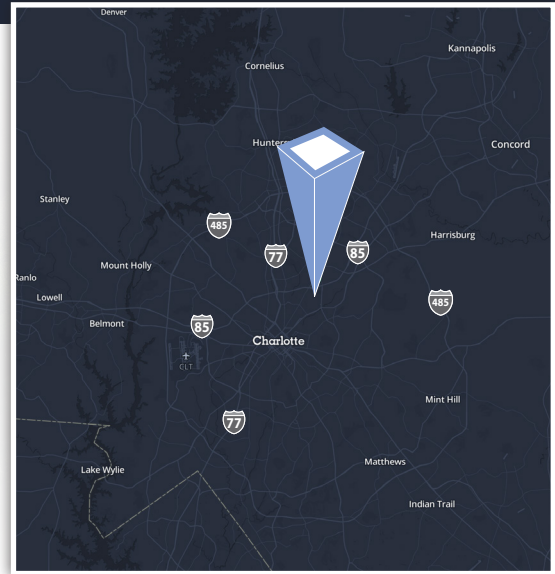
**INTERSTATE 277**  
**3.7 miles**



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



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



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