

4800 REAGAN DR

CHARLOTTE, NORTH CAROLINA

AVAILABLE

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

INDUSTRIAL ZONING | SALES PRICE: \$2,750,000

Gray Gaines

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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 door
- Fully pull through shop/warehouse space

Property Specifications

Address:	4800 Reagan Dr. Charlotte, NC 28206
Parcel ID:	08707139
Zoning:	I-1(cd)
Land Available:	±1.136 AC
Building Size:	±14,277 SF
Office Size:	±11,057 SF
Clear Height:	±22'
Power:	225 Amps 208Y/120V 3-Phase
Sales Pricing:	\$2,750,000

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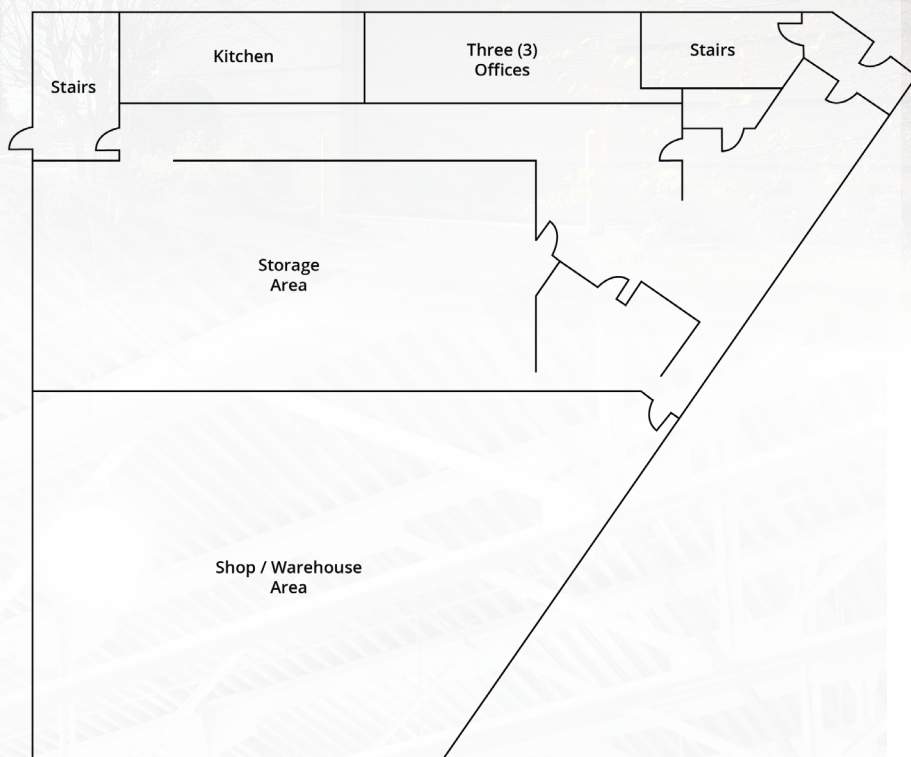
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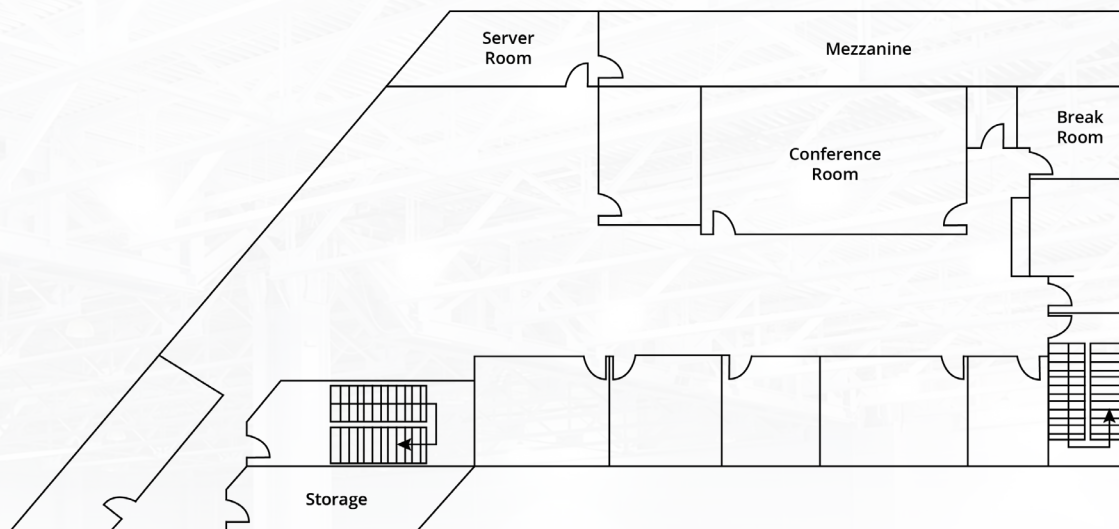
FLOOR PLAN



FIRST FLOOR



SECOND FLOOR



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EXPANSION POTENTIAL

4800 REAGAN DR



4750 REAGAN DR



85

85

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

Sales Price: \$3,000,000

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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 ± 0.8 miles from Exit 41, providing seamless regional connectivity. The $\pm 14,277$ SF building sits on a ± 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



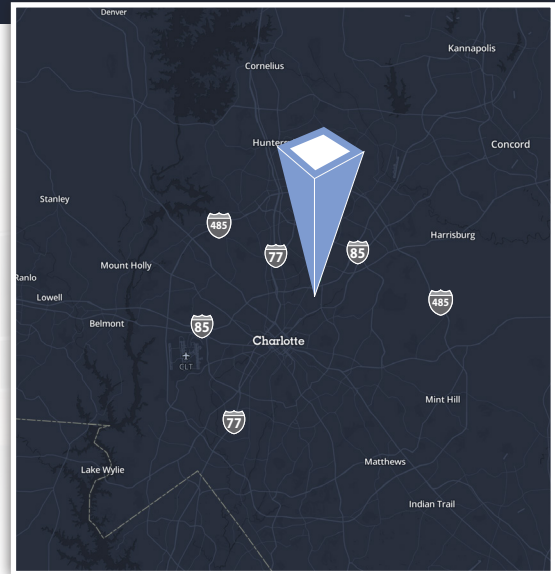
INTERSTATE 277
3.7 miles



UPTOWN CHARLOTTE
4.7 miles



CHARLOTTE-DOUGLASS
INTERNATIONAL AIRPORT
10.3 miles



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