

1955

MONTREAL ROAD
TUCKER, GA 30084

50,000 SF FOR SALE OR LEASE | TUCKER, GA



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 **LEE &
ASSOCIATES**

1955

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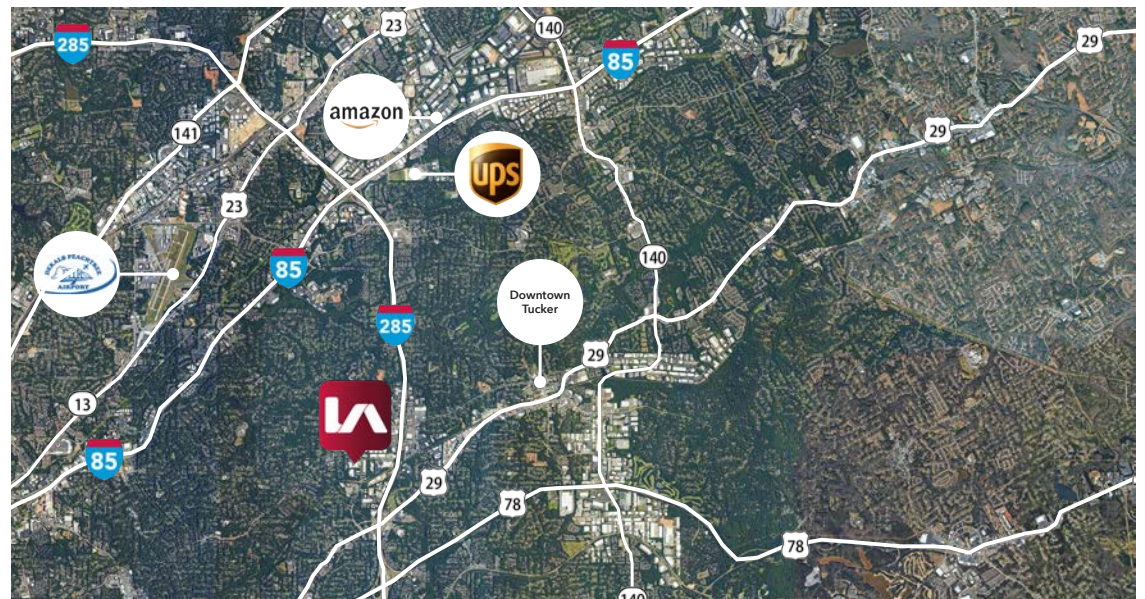
PROPERTY HIGHLIGHTS

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- 50,000 SF available with 10,000 SF office / showroom
- 5.03 acres
- 24' - 25' clear height
- Wet sprinkler system (0.40 GPM / 2,500 SF)
- 27'W x 65'D column spacing
- 200' deep warehouse
- 95' truck court depth
- 5 (10' x 10') dock high doors w/ 5 pit levelers
- 1 (10' x 12') drive in door
- 5 ton bridge crane
- Rear load configuration
- ±80 auto parking spaces
- 3 trailer parking spaces (expandable)
- Cleaning bay with hot/cold water, drainage, and air lines

LOCATION HIGHLIGHTS

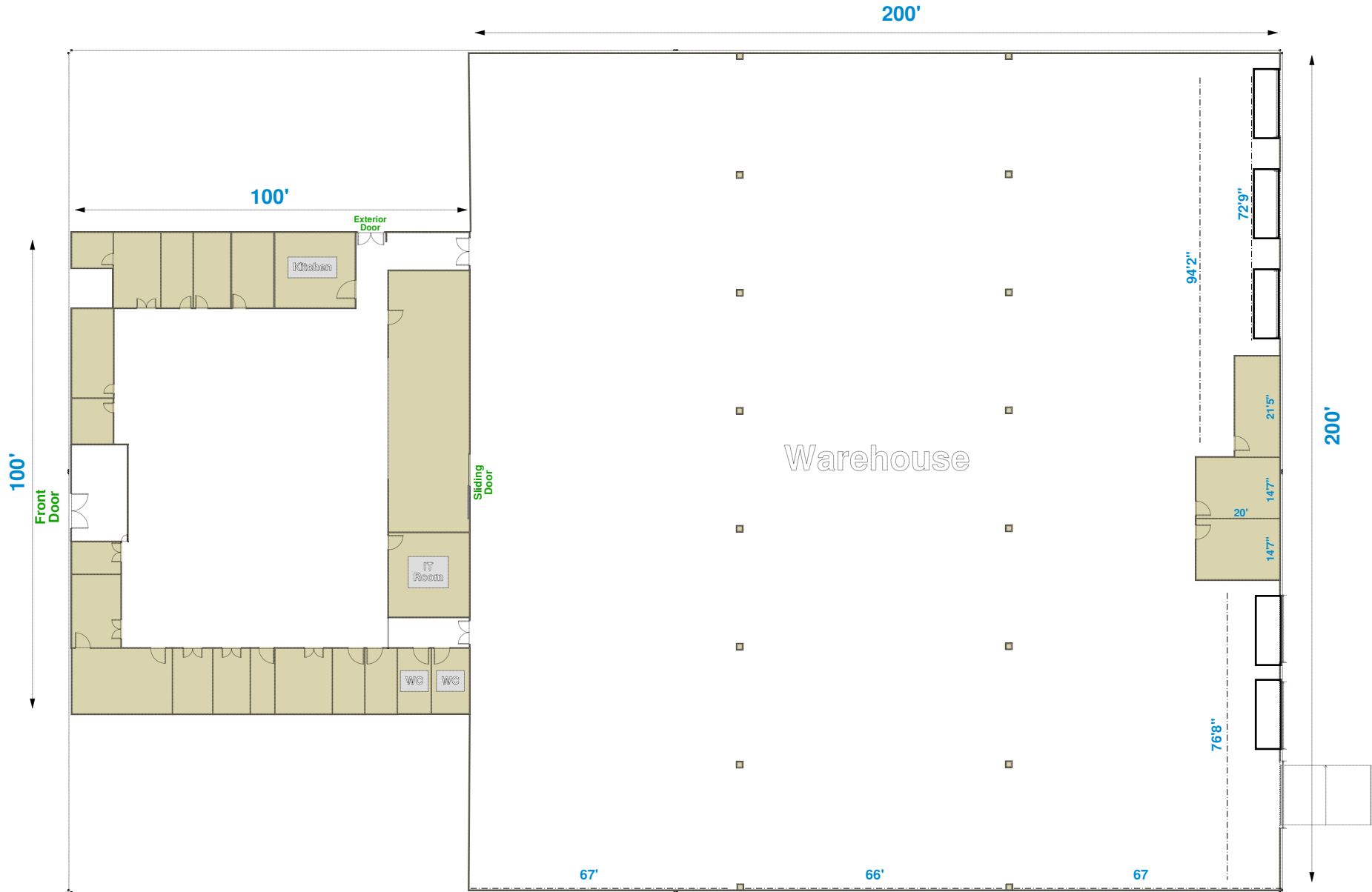
- Distance to:
 - I-285: 0.9 miles
 - Highway 29: 1.1 miles
 - Highway 78: 2.3 miles
 - I-85: 4.6 miles
 - UPS: 6.0 miles
 - FedEx: 10.7 miles



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AS-BUILT



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SURVEY

ZONING NOTES

THE FOLLOWING INFORMATION WAS TAKEN FROM HYDRO/GEOTECHNICAL/COM/PRO/DRAIN/WATER/

- 1.) MONTREAL ROAD IS A MAJOR COLLECTOR.
- 2.) MONTREAL INDUSTRIAL HWY IS A LOCAL ROAD.
- 3.) THE PARCELS 18 100 03 004 1005 MONTREAL ROAD IS ZONED M-1. CASE NUMBER 95-19-0002. PREVIOUSLY ZONED M FOR RESIDENTIAL.
- 4.) M-1 IS THE NORTHLAKE OVERLAY DISTRICT "TIER 3" OR THE NORTHLAKE EMPLOYMENT CENTER DISTRICT.

STREAM BUFFER NOTES:

1.) TOP OF BANK IS SHOWN FROM VISUAL OBSERVATION IN THE FIELD AND APPROXIMATE IN NATURE. TOP OF BANK WAS NOT FIELD LOCATED.

2.) SITE IS WITHIN 1 MILE OF IMPAIRED STREAM.

3.) 25' UNDEVELOPED BUFFER AND 75' IMPROVED SETBACK ARE INDIVIDUALLY NOT SHOWN.

CLERK OF THE SUPERIOR COURT RECORDING INFORMATION

LEGEND

- R.R. - RAILROAD
- L.P. - LIGHT POLE
- F.H. - FIRE HYDRANT
- M.H. - SANITARY SEWER MANHOLE
- W.M. - WATER METER
- G.M. - GAS METER
- R.R.S. - REINFORCING BAR SET
- R.R.F. - REINFORCING BAR FOUND
- C.T.F. - CRAMP TOP PIPE FOUND
- O.T.F. - OPEN TOP PIPE FOUND
- R.W.M. - RIGHT-OF-WAY MONUMENT
- T.F. - TYPE OF FENCE
- J.B. - JUNCTION BOX
- D.I. - DROP INLET / YARD INLET
- C.B. - CATCH BASIN
- R.C.P. - REINFORCED CONCRETE PIPE
- C.M.P. - CORRUGATED METAL PIPE
- F.F. - FINISHED FLOOR ELEVATION
- M.V. - WATER VALVE
- C.C. - SEWER CLEAN OUT
- T.M. - TELEPHONE MANHOLE
- P.W.L. - OVERHEAD POWER LINES
- H.K. - HEADWALL
- P.W.B. - POWERBOX
- S.A. - STREET ADDRESS
- M.L. - WATER LINE
- U.T.L. - UNDERGROUND TELEPHONE LINE
- G.L. - GAS LINE
- E.L. - UNDERGROUND ELECTRICAL LINE

ALTA TABLE A ITEM NOTES:

ITEM 1 - #4 REBAR SET AT ALL CORNERS UNLESS OTHERWISE NOTED.

ITEM 2 - ADDRESSES SHOWN AS PER DEKALB COUNTY GIS.

ITEM 3 - SEE FLOOD NOTE.

ITEM 4 - GROSS LAND AREA IS 5.03 ACRES.

ITEM 5 - SET FORN IN A ZONING REPORT OR LETTER PROVIDED TO THE CLIENT BY THE SURVEYOR. THE CURRENT ZONING CLASSIFICATION, THE SURVEYOR'S RECOMMENDATION, THE PERMITTED AND FLOOR SPACE AREA, HEIGHTS, AND PERFORMANCE STANDARDS, THE DATE AND SOURCE OF REPORT LETTER, NO REPORT PROVIDED TO SURVEYOR, ZONING SHOW FROM CITY OF TUCKER GIS WEBSITE.

ITEM 6 - EXISTOR EMBODIMENTS OF ALL BUILDINGS ARE SHOWN.

ITEM 7(a) - SQUARE FOOTAGE OF THE EXTERIOR FOOTPRINT OF BUILDINGS AT GROUND LEVEL ARE SHOWN.

ITEM 7(b) - MEASURED HEIGHT OF ALL BUILDINGS WERE OBTAINED AT A LOCATION SPECIFIED BY THE CLIENT. IF NO LOCATION IS SPECIFIED, THE POINT OF MEASUREMENT SHALL BE IDENTIFIED AND IS SHOWN ON SURVEY.

ITEM 8 - ALL SUBSTANTIAL FEATURES OBSERVED WHILE CONDUCTING FIELD WORK ARE SHOWN.

ITEM 9 - SURVEY PROPERTY CONTAINS AS DESIGNATED PARKING SPACES WHICH INCLUDES 4 HANDICAPPED SPACES AND 2 MANICURER SPACES.

ITEM 10 - NAMES OF ALLOTTING TRACTS HAVE BEEN SHOWN GRAPHICALLY.

ITEM 11 - NAMES OF UNDESIGNED PORTIONS OF RECENT LATELY MOVING WORK, BUILDINGS, CONSTRUCTION, OR BUILDING ADJUSTMENTS AT THE TIME OF SURVEY.

ITEM 12 - THERE WAS NO KNOWN PROPOSED CHANGES TO STREET RIGHT OF WAY LINES PROVIDED OR SHOWN AT THE TIME OF SURVEY. NONE WERE THERE ANY EVIDENCE OF RECENT STREET OR SIGNALIZATION CONSTRUCTION OBSERVED.

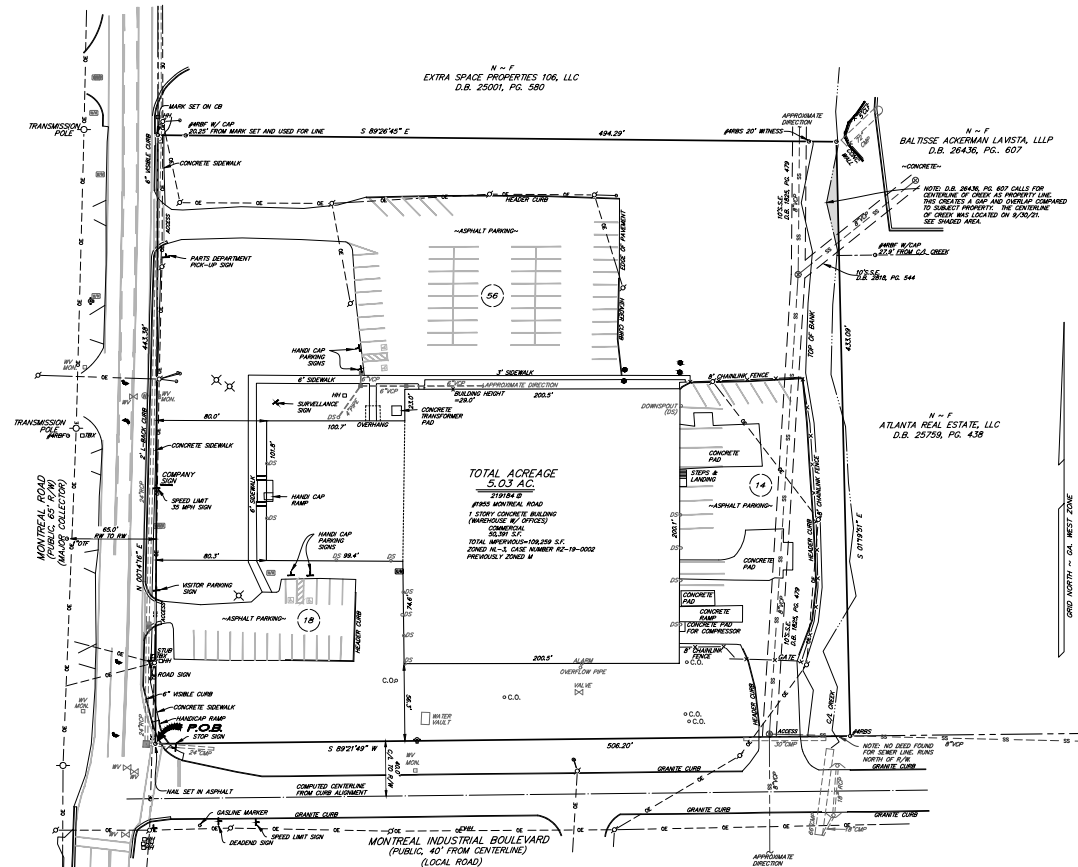
GPS NOTES:

1.) HORIZONTAL DATUM IS NAD 83. VERTICAL DATUM IS NAVD 83.

2.) THE NORTHING, EASTING, AND ELEVATION OF THE STARTING POINTS FOR THIS SURVEY WERE OBTAINED UTILIZING A TRIMBLE SC5 RECEIVER WITH A TRIMBLE RSC10 LINA COLLECTOR RECEIVING RTK CORRECTIONS VIA A CELL PHONE FROM THE LOCAL NETWORK OPERATED BY THE TECHNICAL USER. REAL TIME NETWORK OPERATED BY EPOCH SOLUTIONS, INC. THE RELATIVE POSITIONAL ACCURACY OBTAINED ON THE POINTS UTILIZED IN THIS SURVEY WERE 0.04 FT. HORIZONTAL AND 0.07 FT. VERTICAL AT THE 95% CONFIDENCE LEVEL.

THIS PARCEL OF LAND IS NOT IN THE 100 YEAR FLOOD PLAIN AND IS IN ZONE "X" ACCORDING TO FEMA (FEMA) COMMUNITY NUMBER "13040" MAP NUMBER "13089 C 0002 K" DATED "AUGUST 15, 2010".

THIS PLAT IS PREPARED FROM A FIELD SURVEY USING A FIFTH SECOND DIGITAL THEODOLITE AND ELECTRONIC DISTANCE MEASUREMENT (EDM) INSTRUMENTS. THE INSTRUMENTS USED WERE: 1.) FIFTH SECOND DIGITAL THEODOLITE WAS ADJUSTED USING THE COMPASS RULE. LINEAR PRECISION OF THIS PLAT: 1/384,753. MATTERS OF TITLE ARE EXCEPTED.



THIS SURVEY IS MADE FOR THE BENEFIT OF: A. IVERSON MEANS, LLC.

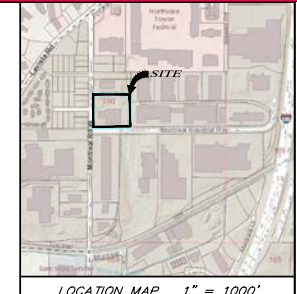
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 ANNUAL STANDARDS DETAIL REQUIREMENTS FOR ALTA'S LAND TITLE SURVEY'S, CONTAINED ESTABLISHED AND ADOPTED BY ALTA AND INCORPORATED INTO 1, 2, 3, 4, 5, 6, 8, 9, 10, 11, 12, 13, 14, 16, AND 17 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON SEPTEMBER 20, 2021.

ALTA 2806

Alan C. Olson 11-1-21

DATE

THIS PLAT IS A RETRACTION OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBSEQUENT TO OTHER NEW PARCELS OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION ON THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE RIGHT OR PARTIAL INTERESTS OR INTERESTS IN THE LAND DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF RECORDS, COMPLIANCE WITH LOCAL REGULATORY STANDARDS OR REQUIREMENTS OF SUBSTANTIALLY FOR ANY USE OR PURPOSE OF THE LAND. FURTHERMORE, THE UNDERGROUND LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPIES WITH THE MANUAL REGULATORY STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN G.S.C.A. SECTION 46-8-2.



Surveyed Property Description

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 1292, 16th District, City of Tucker, DeKalb County, Georgia, and being more particularly described as follows:

BEGINNING at a nail set at the Intersection of the Northernly Right of Way Line of Montreal Road North 00 degrees 14 minutes 16 seconds East 443.38 feet to a mark set on a catch basin and also a #4 rebar with cap found 20.25 feet from mark set.

Thence bearing South Eastern Right of Way Line of Montreal Road South 09 degrees 26 minutes 45 seconds East 404.20 feet to a point and a #4 rebar set as a 20 foot witness.

Thence South 01 degrees 19 minutes 51 seconds East 433.09 feet to a #4 rebar set on said Northernly Right of Way Line of Montreal Industrial Boulevard.

Thence following said Northernly Right of Way Line of Montreal Industrial Boulevard South 09 degrees 21 minutes 49 seconds West 506.20 feet to a nail set at the Intersection of said Northernly Right of Way Line of Montreal Industrial Boulevard and said Easternly Right of Way Line of Montreal Road, said point being the TRUE POINT OF BEGINNING.

Said tract or parcel contains 5.03 Acres (219,184 S.F.) more or less.

LOCATION OF UTILITIES PASSING ON OR OVER THE SUBJECT PROPERTY IS DETERMINED BY OBSERVABLE EVIDENCE ONLY. THIS PROPERTY MAY BE SUBJECT TO EVIDENTIARY CLAIMS, PRESCRIPTION AND SUBSURFACE CONDITIONS THAT ARE NOT SHOWN ON RECORD. THE SURVEYOR MAKES NO WARRANTIES AND NOT SHOWN. THIS PLAT IS INTENDED FOR THE PARTIES' STATED AND NOT FOR THE SURVEYOR'S USE OF THE SURVEY BY THIRD PARTIES IS AT THEIR OWN RISK.

SCALE: 1"=40'

ALTA/NPS/LAND TITLE SURVEY FOR:

A. IVERSON MEANS, LLC
#1955 MONTREAL ROAD

LOCATED IN L.L. 190
18TH DISTRICT,
CITY OF TUCKER,
DEKALB COUNTY, GA.

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CURRENT OWNER:
A. IVERSON MEANS, LLC
D.B. 14243, P.G. 309

DRAWN BY: MAN
CHECKED BY: DDD

FILED: 1955 MONTREAL RD ALTA
FIELD DATE: 9/20/21
OFFICE DATE: 10/1/21
SCALE: 1"=40'

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A. IVERSON MEANS, LLC
#1955 MONTREAL ROAD

LOCATED IN L.L. 190
18TH DISTRICT,
CITY OF TUCKER,
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LEE & ASSOCIATES - ATLANTA