



FOR LEASE


WAREHOUSE/OFFICE
CONDOMINIUM

7,700 SF

Property Highlights

- ✦ Warehouse/Office Space | UNITS 201 - 202 - 203
- ✦ 3 Phase Power
- ✦ Loading Dock
- ✦ Zoned: Light Industrial

450 SOUTH CEMETERY ST
Norcross, GA 30071

 (678) - 820 - 8335

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OFFERING SUMMARY

BUILDING SIZE:	7,746 SQ FT
ZONING	LIGHT INDUSTRIAL
PARCEL	R6243: 195 - 196 - 197

PROPERTY OVERVIEW

For lease in Norcross are three adjacent warehouse condo units #201, #202 and #203 with total of 7,746 sq ft in rentable square footage. Built in 1997 with steel building construction, 3 phase power, 18' clear height at the eve, three 12'w x 16'h at grade roll up doors at rear, one 10'w x 12'h roll up door on the side, plus six offices and three restrooms.

The stable condominium business park has four buildings totaling 47,000 SF+, a shared loading dock accommodating tractor trailers and surveillance cameras.

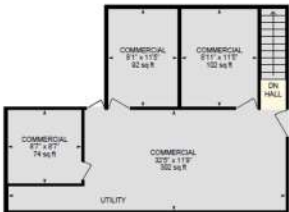
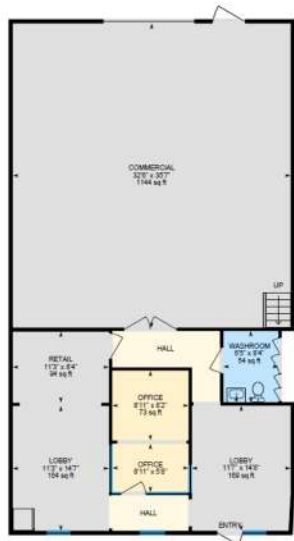
The location is minutes from downtown historic Norcross, with convenient access to Buford Highway, I-85 and I-285.

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FLOOR PLANS

201,202-450 S Cemetery St, Norcross, GA

Main Building: Above Grade Finished Area 5031.57 sq ft



Main Floor 202
Finished Area 2010.07 sq ft

Mezzanine 202
Finished Area 683.99 sq ft

0 5 10
ft

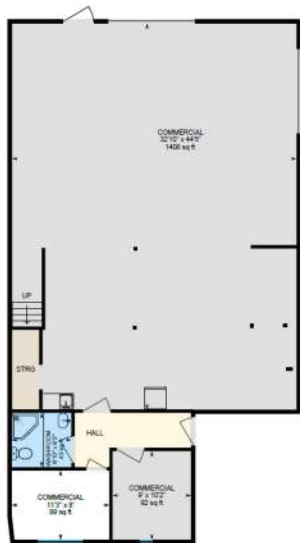
PREPARED: 2025/01/28

White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.



201,202-450 S Cemetery St, Norcross, GA

Main Building: Above Grade Finished Area 5031.57 sq ft



Main Level 201
Finished Area 1759.97 sq ft

Mezzanine 201
Finished Area 577.54 sq ft

0 5 10
ft

PREPARED: 2025/01/28

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SUITE 201

Warehouse	1,760 SQ FT
Office	-
Mezzanine	577 SQ FT
TOTAL	2,337 SQ FT

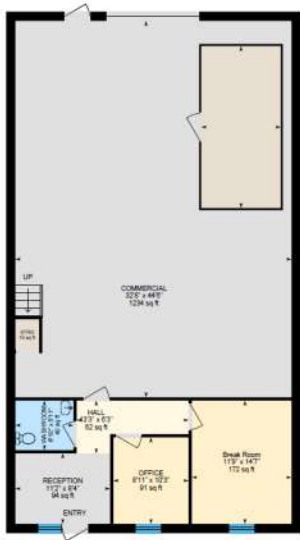
SUITE 202

Warehouse	1,144 SQ FT
Office	866 SQ FT
Mezzanine	684 SQ FT
TOTAL	2,694 SQ FT

FLOOR PLANS

203-450 S Cemetery St, Norcross, GA

Main Building: Above Grade Finished Area 2717.43 sq ft



Main Floor
Finished Area 2147.96 sq ft



Mezzanine
Finished Area 569.48 sq ft

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iGUIDE

203-450 S Cemetery St, Norcross, GA

Main Floor: Finished Area 2147.96 sq ft



PREPARED: 2025/01/21

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iGUIDE

SUITE 203

Warehouse	1,411 SQ FT
Office	737 SQ FT
Mezzanine	569 SQ FT
TOTAL	2,717 SQ FT

ADDITIONAL PHOTOS



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Information is deemed from reliable sources. No warranty is made as to its accuracy. Drawings are not to scale.
To be used as a reference only and not for construction purposes.

ADDITIONAL PHOTOS



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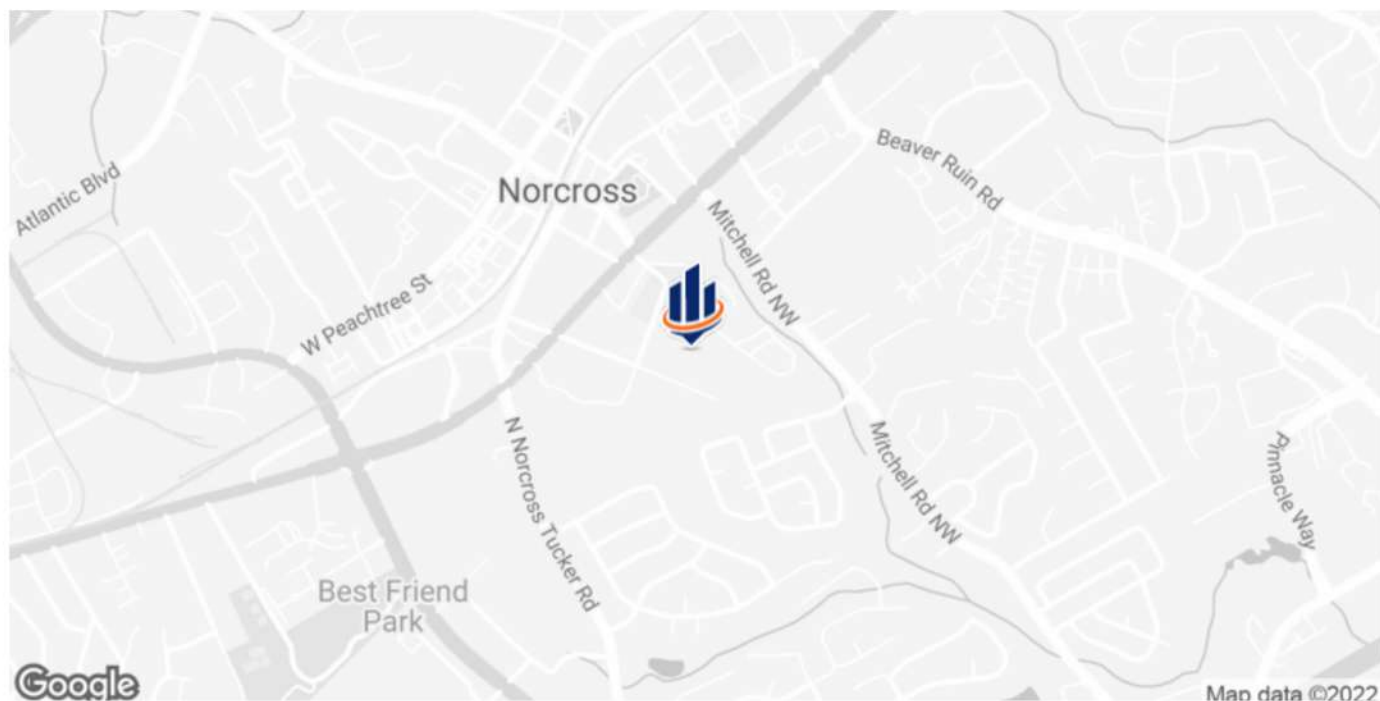
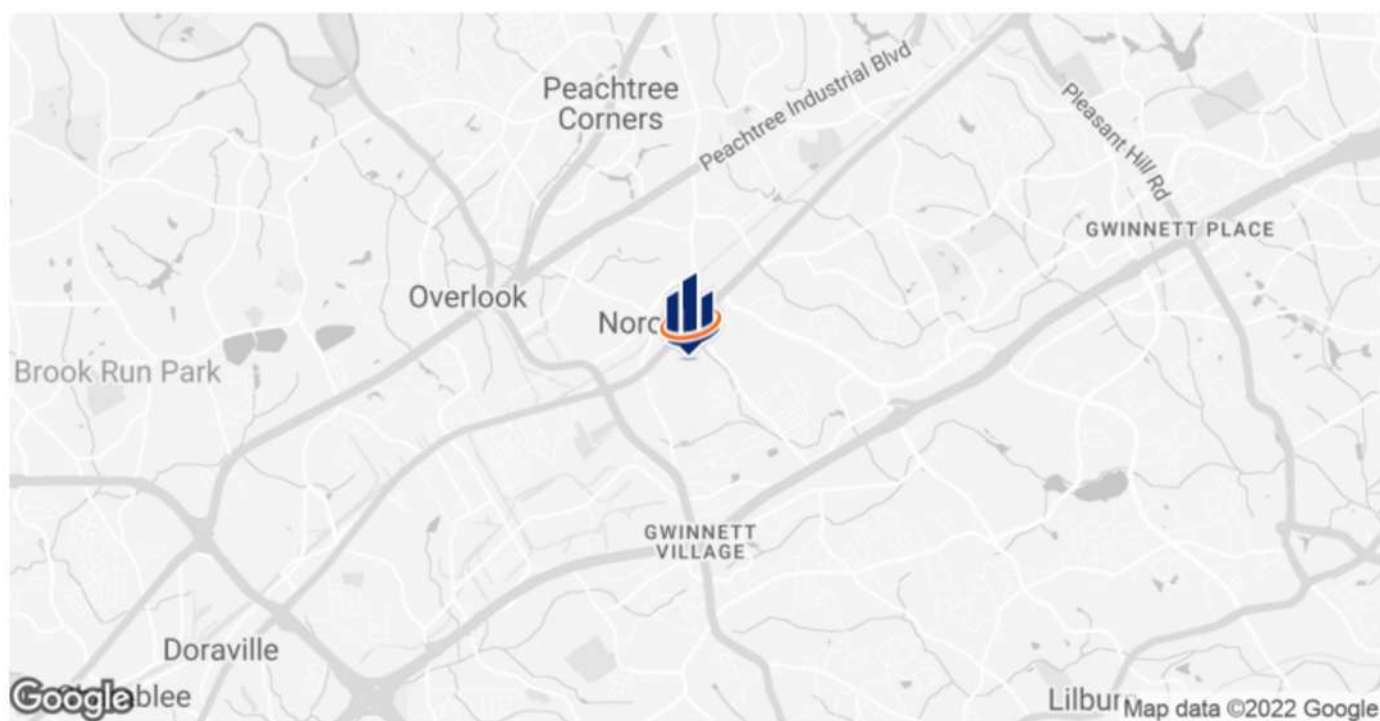
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LOCATION MAP



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RULES AND REGULATIONS FROM PROPERTY MANAGER

Fairmont Woods CUA

Effective May 15th 2025

In addition to the terms and requirements of the Declaration of Condominium for Fairmont Woods, Condominium dated March 8th, 1995, the following "Rules and Regulations" are provided to ensure the peaceful enjoyment, maintenance of value, and security of all Units and the Common Elements of Fairmont Woods Condominium. Unit Owners should familiarize themselves with the Declaration, the following Rules and Regulations, the bylaws, and the other condominium instruments. It is the responsibility of each Unit Owner to inform guests and lessees of all "Rules and Regulations" and to make them available to such persons. Revision of the "Rules and Regulations" will be undertaken when these rules and regulations become obsolete, inequitable or fail to cover existing situations. Suggestions for changes should be submitted in writing to the board of directors of the "Fairmont Woods Unit Owners Association" (the Association). The purchase/lease of a Unit entitles the Owner/Tenant to carry on their business within the Unit providing those actions don't impinge upon the enjoyment, value or security of the remaining Units. Purchase/lease does not entitle the Owner/Occupant to carry on business on Common Elements or Limited Common Elements of the Condominium. Failure to follow The Rules and Regulations will cause the Association to take appropriate corrective action as outlined in the Declarations, including but not limited to fines and assessments as necessary.

1.- Use Restrictions

- a. The Association may locate a steel container beside unit 108 for the storage of equipment and material for repair and upkeep of premises.
- b. There will be no outside storage of any kind against the building. This includes pallets, building materials, cartons, batteries, trash etc. These items must remain inside the unit until they can be properly disposed of.
- c. Outside storage in appropriate containers within the assigned parking spaces of the Unit at the rear or side of the building must be pre-approved by the Managing Agent. Outside storage is not allowed in front of any buildings.
- d. No car washing within building Units unless Unit Owner pays Association for the expenses of installing a water meter with appropriate plumbing, and reports monthly usage per Managing Agent's chosen process. Unit Owner is liable for damage including but not limited to interior divider and exterior walls, and of adjoining Units. Owner/Tenant must adhere to applicable local, state and federal regulations.

2.- Common Elements

- a. The Association will arrange for trash and garbage collection. Each Unit Owner will follow the procedures of the government agency or private collection firm retained by the Association in the disposal of trash and garbage.
- b. Restricted waste items from dumpster use include but are not limited to pallets, tires, batteries, paint, automotive chemicals, stone, brick, concrete, heavy items, etc. Refer to collection firm for complete list of restrictions.
- c. No pallets, tires or any other waste shall be placed in or around the dumpsters or anywhere else on the property.
- d. All trash, cartons, boxes etc. shall be placed into the dumpsters. Any spills shall be picked up and placed in dumpsters. Cardboard cartons should be crushed before disposal to prevent overflow.
- e. Supplier charges associated with overfilling dumpsters will be passed on to the responsible Unit Owner. Suppliers charge penalties if boxes or garbage bags overhang or exceed the uppermost portion of the dumpster side walls. Excess garbage should be stored within the Unit until the dumpster is emptied.
- f. Units with excessive water use or with water-based production processes will be required to have meters and the appropriate plumbing changes to measure actual water use accurately. All related expenses of the Association installing the meter will be payable on demand by the Unit Owner. Affected Units must report monthly usage per the Managing Agent's billing process.
- g. The sidewalks, and front, rear and drive-in entrances shall not be obstructed by the Unit Owners or be used by them for any other purpose than for ingress and egress. The sidewalks, entrances and porches shall be kept free from rubbish.
- h. Various personnel are or may be employed by the Association to maintain the Common Elements of the Condominium. Unit Owners are prohibited from employing or in any way using Association personnel for personal tasks during nominal working hours. Violation of this rule will result in the immediate dismissal of the employee.

3.- Automobile Regulations

- a. The maximum speed limit in the Common Elements will be 5 mph.
- b. No repairs or service to any vehicle, including car washing and detailing, shall be undertaken on the Common Elements except such emergency repairs as are necessary to permit the removal of such vehicle to another location for repairs or service that is within the Owners Unit or offsite.
- c. Vehicles violating these rules and regulations may be fined and/or removed at the Owner's expense at the direction of the Association or its Managing Agent.

4.- Parking

- a. Owner/Tenant parking is restricted to the marked, assigned parking spaces for their individual Unit as per the plan implemented October 2023.
- b. Only active loading/unloading at drive-in doors is permitted, providing adequate space is provided for safe passage of other vehicles including fire and ambulance. Customer parking, repair work, and car washing/detailing are prohibited at the drive-in doors.
- c. No parking is permitted in the traffic lanes at any time, anywhere around the buildings.
- d. No parking is permitted in the loading docks unless specifically pre-arranged for a specified and limited time through the Managing Agent.
- e. No parking is allowed on sidewalks or off-paved areas.
- f. No automobile, moving van or delivery truck shall be parked, driven across or driven onto the lawn or walkways. Any damage resulting from the violation of this regulation shall be at the direct expense of the Unit Owner responsible thereof.
- g. Vehicles over 19 ft long must either 1) be parked in the Unit's designated spaces in a diagonal manner such that no part of the vehicle extends at any point past the 19ft long parking lines into the laneway or landscaping or 2) parked in available areas pre-approved in writing as appropriate by the Managing Agent.
- h. Trailers must be parked in the rear or side parking spaces of the buildings. Parking trailers directly in front of the buildings is not permitted.
- i. Parking of semi tractor trailer units or their trailers is not permitted on the property unless for a limited time, special need as pre-approved by the Managing Agent.

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RULES AND REGULATIONS FROM PROPERTY MANAGER

5.- Interior Maintenance

a. Although interior construction, changes or additions, are not purview of The Association, the Declarations require The Association's review and approval of construction or changes of interior partitions, floor or roof structures, etc. to ensure the safety of all occupants and compliance with the Rules and Regulations.

6.- Exterior Maintenance and Appearance

a. The cleaning of porches, patios, stoops, entrance way landings, steps, decks, windows and screens is the responsibility of the Unit Owner or Unit Owners.

b. Maintenance and repair of exterior windows, screens and doors (excluding locks and latches) is the responsibility of The Association. However, the cost of such maintenance shall be specially assessed against the Unit Owner, so it is in the best interest of the Unit Owner to avoid damaging such items.

c. The Unit Owner is responsible for and shall pay for any damage or waste resulting from stoppage or breakage in the water and plumbing pipes because of misuse or neglect, and the Unit Owner shall reimburse The Association on demand for the expenses incurred due to waste or the repair or replacement of any such equipment.

d. Leaks in foundations which result in actual trickling of water are the maintenance responsibility of The Association, unless caused by improper landscaping installed by a Unit Owner or failure of a Unit Owner to maintain proper grades.

7.- Exterior Alterations

a. Enclosing the decks, sidewalks, or parking areas with glass, fences or rails of any type, or attaching awnings or anything that will affect the exterior appearance of the buildings, and any attachments, alterations, or modifications to any of the Common Elements, including Limited Common Elements, whether inside or outside the buildings, must have prior written approval of the Board of Directors.

b. Penetration of the roof and outside walls of the buildings must be approved by the Board of Directors in advance of alterations.

c. No aerial, television antenna, or other radio installation may be installed on the exterior of the buildings without the prior written consent of the Board of Directors.

d. No Unit Owner, his employees, agents, or guests shall mark, paint, drill or in any way deface any exterior walls, shrubbery or grounds.

8.- Safety and Security

a. No combustible materials which may increase the fire hazard to the Condominium, any portion thereof are permitted.

b. Unit owners shall be responsible for obtaining and paying for any monthly charges for security and equipment.

9.- Disturbing Noises and Nuisances

a. No Unit Owner shall make or permit any disturbing noises/odors/gases in the buildings by himself, his employees, agents, visitors and licensees, nor do, or permit anything by such persons that will interfere with the rights, comfort or convenience of other Unit Owners.

b. No signs, ads, or solicitations are permitted in or about the submitted property without the prior written consent of the Association.

10.- Responsibility of Owners

a. Notwithstanding that Unit Owners may, subject to the terms of the Declaration, lease their Units, such Unit Owners are and shall remain responsible for ensuring that any tenants abide by the Declaration, these Rules and Regulations, and the other Condominium instruments.

11.- Changes in Rules and Regulations

a. The Association may, in accordance with the Bylaws, alter, amend, revoke or add to these rules and regulations for the preservation of safety and order in the Condominium, for its care and cleanliness, or for the protection of the reputation thereof. When notice of any such alteration, amendment, revocation or addition is given to any Unit Owner or tenant, it shall have the same force and effect as if originally made a part of these Rules and Regulations.

12.- Insurance

a. All unit owners are required to provide proof of insurance according to the Declarations. Failure to submit proof of insurance constitutes violation of the Declarations and may result in reasonable fees.

ZONING LAWS - NORCROSS

CODE OF CITY OF NORCROSS, GA – DEC 5, 2022 CHAPTER 200 – LAND USE AND ZONING DIVISION 5 SEC. 200-26 M1 LIGHT INDUSTRY

REAR - 5' UNLESS ABUTTING A RESIDENTIAL DISTRICT, THEN 25'

MAXIMUM HEIGHT

PRINCIPAL: SEE THE APPROPRIATE COMPREHENSIVE PLAN CHARACTER AREA; OTHERWISE 65', WITH MINIMUM 1ST FLOOR HEIGHT OF 28'; 40' IF ABUTTING RESIDENTIAL, WITH MINIMUM 1ST FLOOR HEIGHT OF 28'

ACCESSORY: NO HIGHER THAN THE PRINCIPAL BUILDING
IMPERVIOUS SURFACE COVERAGE: 70%

(C) M1 SUPPLEMENTAL REGULATIONS

1. **ACCESSORY USE STANDARDS** – SEE CHAPTER 200, ARTICLE II, SUPPLEMENTAL AND ACCESSORY USE STANDARDS.
2. **LANDSCAPE AND BUFFERING** – SEE CHAPTER 200, ARTICLE V, TREE CONSERVATION, BUFFERS, AND LANDSCAPING.
3. **PARKING AND LOADING** – SEE CHAPTER 200, ARTICLE III, PARKING AND LOADING REQUIREMENTS.
4. **SIGNS** – SEE CHAPTER 200, ARTICLE IV, SIGN REGULATIONS.

(D) M1 PERMITTED USES

THE FOLLOWING USES SHALL BE PERMITTED AS OF RIGHT IN THIS DISTRICT. SUPPLEMENTAL REGULATIONS FOR USES ARE IN ARTICLE II, SUPPLEMENTAL USE STANDARDS, AS APPLICABLE.

1. SALES AND RENTAL OF GOODS, MERCHANDISE, AND EQUIPMENT

- A. EQUIPMENT RENTAL – INCLUDING HEAVY EQUIPMENT OR OUTDOOR STORAGE.
- B. FARM AND HEAVY EQUIPMENT, MOBILE HOME, RECREATIONAL VEHICLES AND EQUIPMENT – INCLUDING SALES AND SERVICE.
- C. GARDEN SUPPLY CENTER AND GREENHOUSE – INCLUDING OUTDOOR STORAGE.
- D. MICROBREWERY/MICRODISTILLERY.
- E. OPEN AIR MARKET AND OUTDOOR FLEA MARKET.
- F. PLUMBING, ELECTRICAL, POOL AND HOME BUILDING SUPPLY SHOWROOM AND SALES CENTER.

2. SERVICES – OFFICE, CLERICAL, REPAIR, RESEARCH AND PERSONAL NOT PRIMARILY RELATED TO THE SALE OF GOODS OR MERCHANDISE

- A. BUILDING, ELECTRICAL OR PLUMBING CONTRACTOR.
- B. BUSINESS COLLEGE OR BUSINESS SCHOOL OPERATED AS A BUSINESS ENTERPRISE.
- C. MACHINE OR WELDING SHOP.
- D. PROFESSIONAL AND BUSINESS OFFICE.
- E. PROFESSIONAL SERVICE.
- F. TAXI CAB OR LIMOUSINE SERVICE.

3. MANUFACTURING, WHOLESALE, AND WAREHOUSING

- A. BUILDING MATERIAL OR OTHER OUTDOOR STORAGE YARD – EXCLUDING JUNK YARD.
- B. COLD STORAGE PLANT.
- C. FOOD PROCESSING.
- D. MANUFACTURING, ARTISANAL.
- E. MANUFACTURING, LIGHT.
- F. RADIO, RECORDING OR TELEVISION STUDIO AND BROADCASTING STATION.
- G. WAREHOUSE.
- H. WHOLESALE TRADE/DISTRIBUTION OFFICE – WITH SHOWROOM.
- I. WHOLESALE WAREHOUSE.
- J. SIMILAR INDUSTRY THAT MEETS DISTRICT STANDARDS.
- K. MICROBREWERIES.

4. EDUCATIONAL, CULTURAL, RELIGIOUS, PHILANTHROPIC, SOCIAL OR FRATERNAL

- A. PLACES OF PUBLIC ASSEMBLY.
- B. PRIVATE SCHOOL, TRADE OR VOCATIONAL.
- C. LIBRARY.
- D. MUSEUM.
- E. ART GALLERIES, ART CENTERS AND SIMILAR USES.
- F. COLLEGE, UNIVERSITY, COMMUNITY COLLEGE – INCLUDING ASSOCIATED

5. FACILITIES SUCH AS DORMS, OFFICES, ATHLETIC FIELDS, ETC. RECREATION, AMUSEMENT, ENTERTAINMENT

- A. ACTIVITY CONDUCTED ENTIRELY WITHIN BUILDING OR SUBSTANTIAL STRUCTURE – THEATER, BOWLING ALLEY, SKATING RINK, SHOOTING RANGE, MOVIE THEATRE, GAME ROOM, ETC.
- B. ACTIVITY CONDUCTED OUTSIDE ENCLOSED BUILDING OR SUBSTANTIAL STRUCTURE – DRIVING RANGE, ETC.
- C. ADULT ENTERTAINMENT.
- D. MASSAGE THERAPY.

6. MOTOR VEHICLE RELATED SALES AND SERVICE

- A. AUTOMOBILE VEHICLE RENTAL.
- B. EMISSION INSPECTION STATION.
- C. MOTOR VEHICLE REPAIR AND MAINTENANCE – INCLUDING PAINT AND BODY WORK.
- D. MOTOR VEHICLE REPAIR AND MAINTENANCE – NOT INCLUDING SUBSTANTIAL BODY WORK.
- E. MOTOR VEHICLE SALES AND RENTAL – INCLUDING REPAIR AND BODY WORK AS AN ACCESSORY USE.

7. STORAGE AND PARKING

- A. LANDSCAPING SERVICE.
- B. MINI-WAREHOUSE – NO FLAMMABLE OR HAZARDOUS MATERIALS.
- C. PARKING OF FLEET VEHICLES OR STORAGE OF EQUIPMENT OUTSIDE ENCLOSED STRUCTURES ACCESSORY TO THE PERMITTED USE ON SITE.

8. SERVICES AND ENTERPRISE RELATED TO ANIMALS

- A. ANIMAL HOSPITAL OR VETERINARIAN CLINIC – INCLUDING OUTDOOR KENNEL OR BOARDING.

9. MISCELLANEOUS SEMI-PUBLIC FACILITIES AND UTILITIES

- A. TELECOMMUNICATIONS ANTENNA.
- B. TELECOMMUNICATIONS TOWER.

(T) MOTOR VEHICLE RELATED USES

NO REDUCTIONS IN BUFFER REQUIREMENTS ARE ALLOWED WHEN ADJACENT TO A RESIDENTIAL USE.
SHALL HAVE A MINIMUM LOT SIZE OF TWO ACRES FOR ALL AUTOMOTIVE RELATED USES INCLUDING CAR WASH, AUTO REPAIR, AUTO SALES AND AUTO RENTAL.

INDOOR AUTO REPAIR SHALL BE PERMITTED PROVIDED:

- A. THE GROSS-SQUARE-FOOT AREA OF THE BUSINESS IN THE BUILDING IS LESS THAN 3,000 SQUARE FEET.
- B. NO AUTO REPAIRS ARE CONDUCTED OUTSIDE THE BUILDING.
- C. NO CAR SALES OR AUTO BROKERAGE EXCEPT IN THE CAR ZONING DISTRICT.
- D. NO OUTDOOR AIR COMPRESSORS.
- E. NO OUTDOOR INCIDENTAL USES SUCH AS CARWASHES.
- F. ALL WORK ON VEHICLES TO BE COMPLETED INSIDE THE STRUCTURE.
- G. THE SIDES AND REAR OF THE BUSINESS WILL BE SCREENED FROM VIEW OF SURROUNDING PROPERTIES WITH AN OPAQUE EIGHT-FOOT FENCE.
- H. CUSTOMER AND EMPLOYEE PARKING ALLOWED IN THE FRONT.

ALL VEHICLES IN SALES LOTS ARE ALWAYS IN OPERATING CONDITION.

MOTOR VEHICLES FOR SALE SHALL BE PARKED IN MARKED, STRIPED SPACES ONLY, AND ONLY IN AREAS DESIGNATED FOR THE DISPLAY OF VEHICLES FOR SALE.

MOTOR VEHICLES FOR SALE OR RENT CANNOT BE PARKED IN AREAS RESERVED FOR CUSTOMER OR EMPLOYEE PARKING.