

# FOR SALE NORCROSS Office

Price: \$4,995,000 (\$118.53/sf)

Size: 42,140 sf

## Property Features

- ★ Building 2100: 12,965sf
- ★ Building 2200: 7,497sf
- ★ Building 2300: 6,625sf
- ★ Building 2400: 8,019sf
- ★ Building 2500: 7,034sf
- ★ 3.31 Acres
- ★ Property will be delivered VACANT
- ★ Parking: 119 Spaces
- ★ Zoning: CX (Mixed Use)
- ★ Opportunity Zone
- ★ Easy Access to I-285 & PIB

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**JONES BROTHERS**  
REALTY

6855 Jimmy Carter Blvd  
Norcross, GA 30071

## Veridian Business Park



# Norcross Veridian Business Park Office Sale

Aerial View



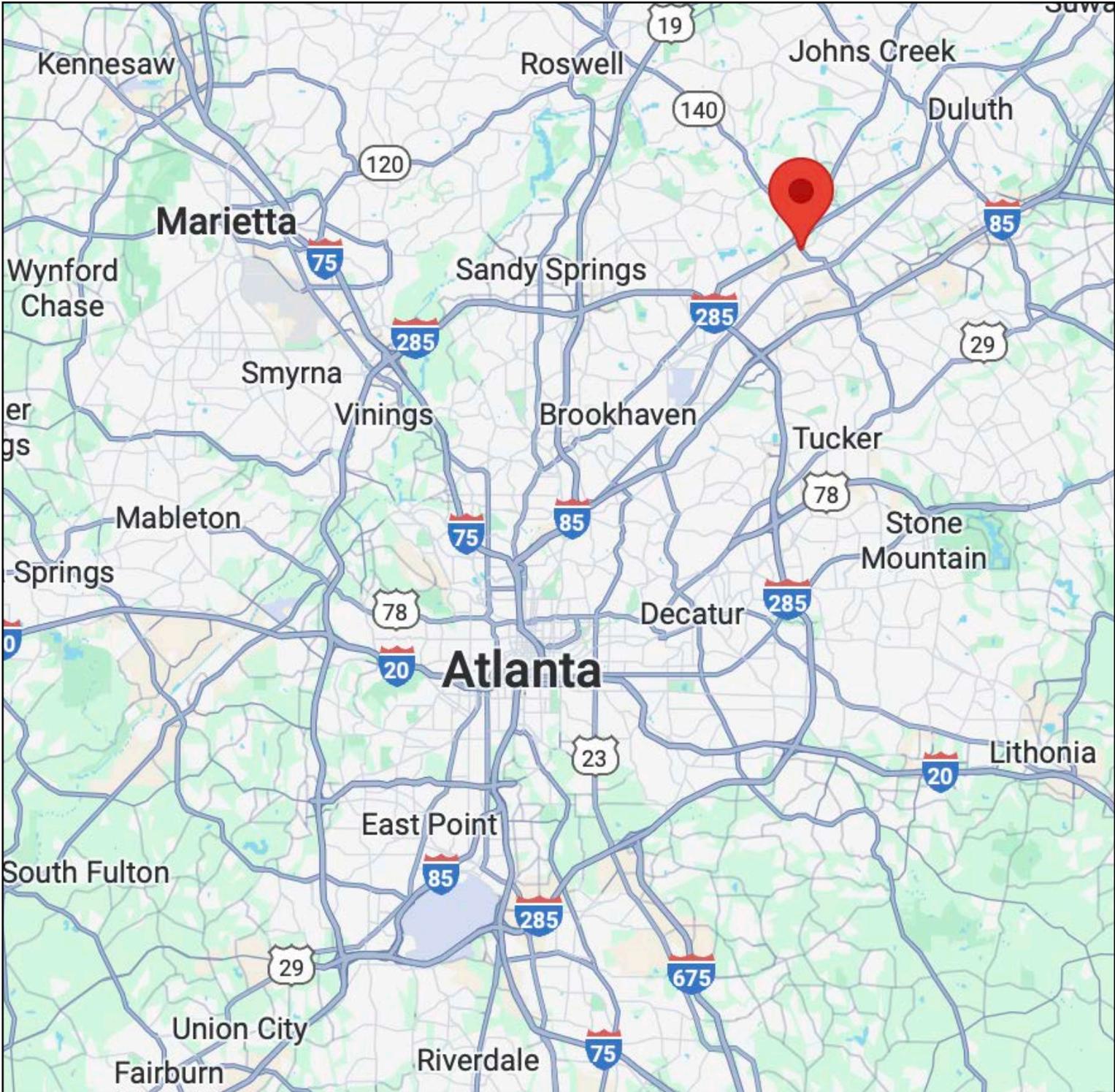
**Korey Jones, CCIM** Investments  
Jones Brokers Realty, LLC GA Firm #: 63174

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# Norcross Veridian Business Park Office Sale

Location Map



# Norcross Veridian Business Park Office Sale

Exterior Photos



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# Norcross Veridian Business Park Office Sale

Exterior Photos



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Exterior Photos



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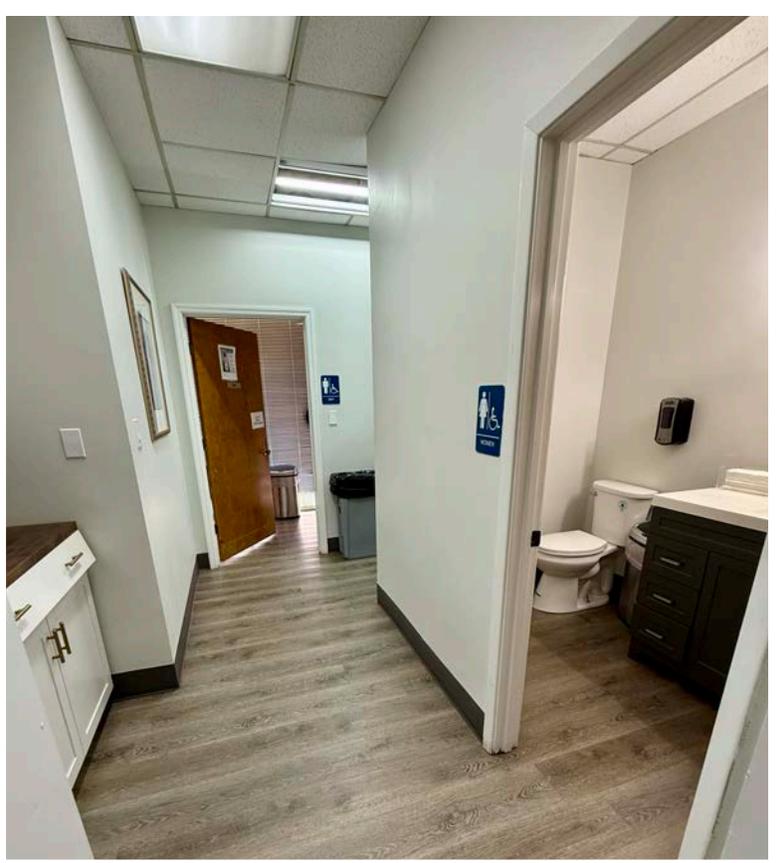
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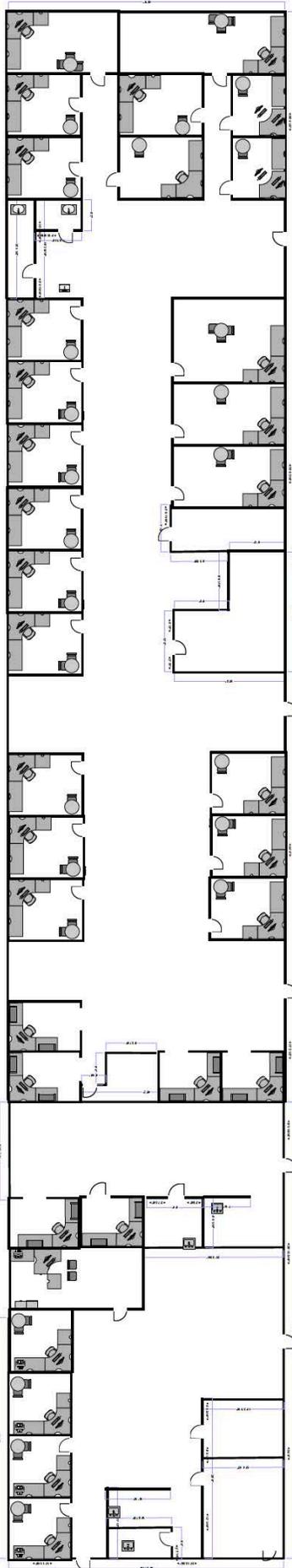
# Norcross Veridian Business Park Office Sale

Interior Photos

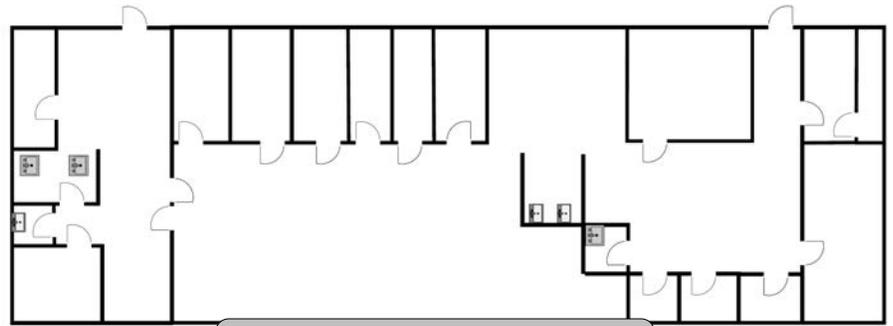




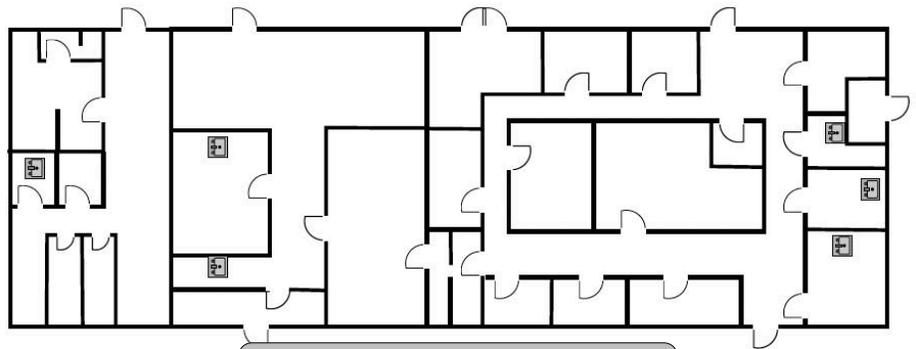
# Space Plans



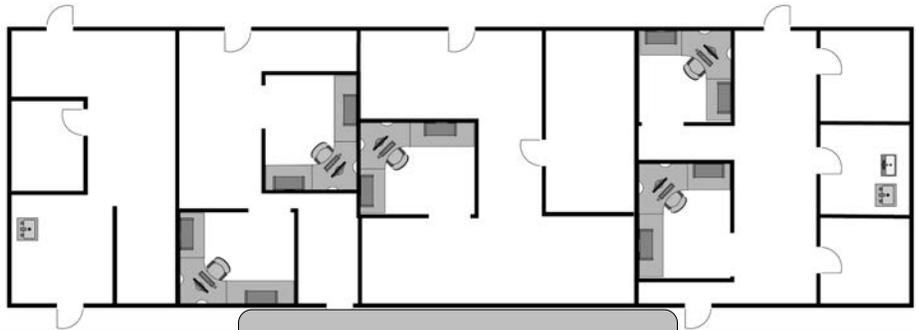
**Building 2100 - 12,965 SF**



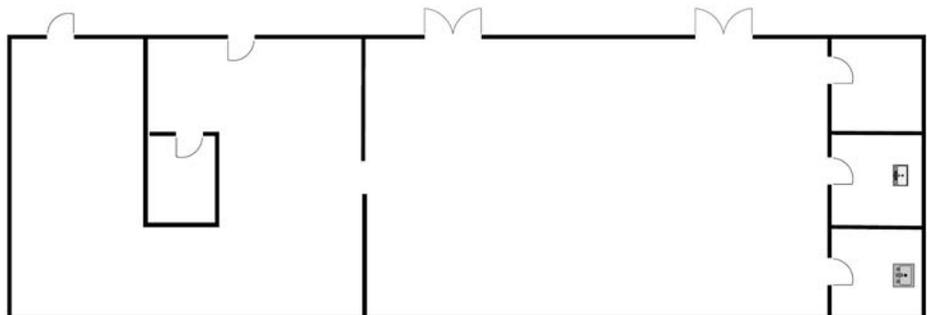
**Building 2300 - 6,625 SF**



**Building 2200 - 7,497 SF**



**Building 2400 - 8,019 SF**



**Building 2500 - 7,034 SF**

# Norcross Veridian Business Park Office Sale

May 6, 2022

## ALTA/NSPS SURVEY

AREA  
144,252.50 FT.  
3.312 ACRES

**LEGEND**

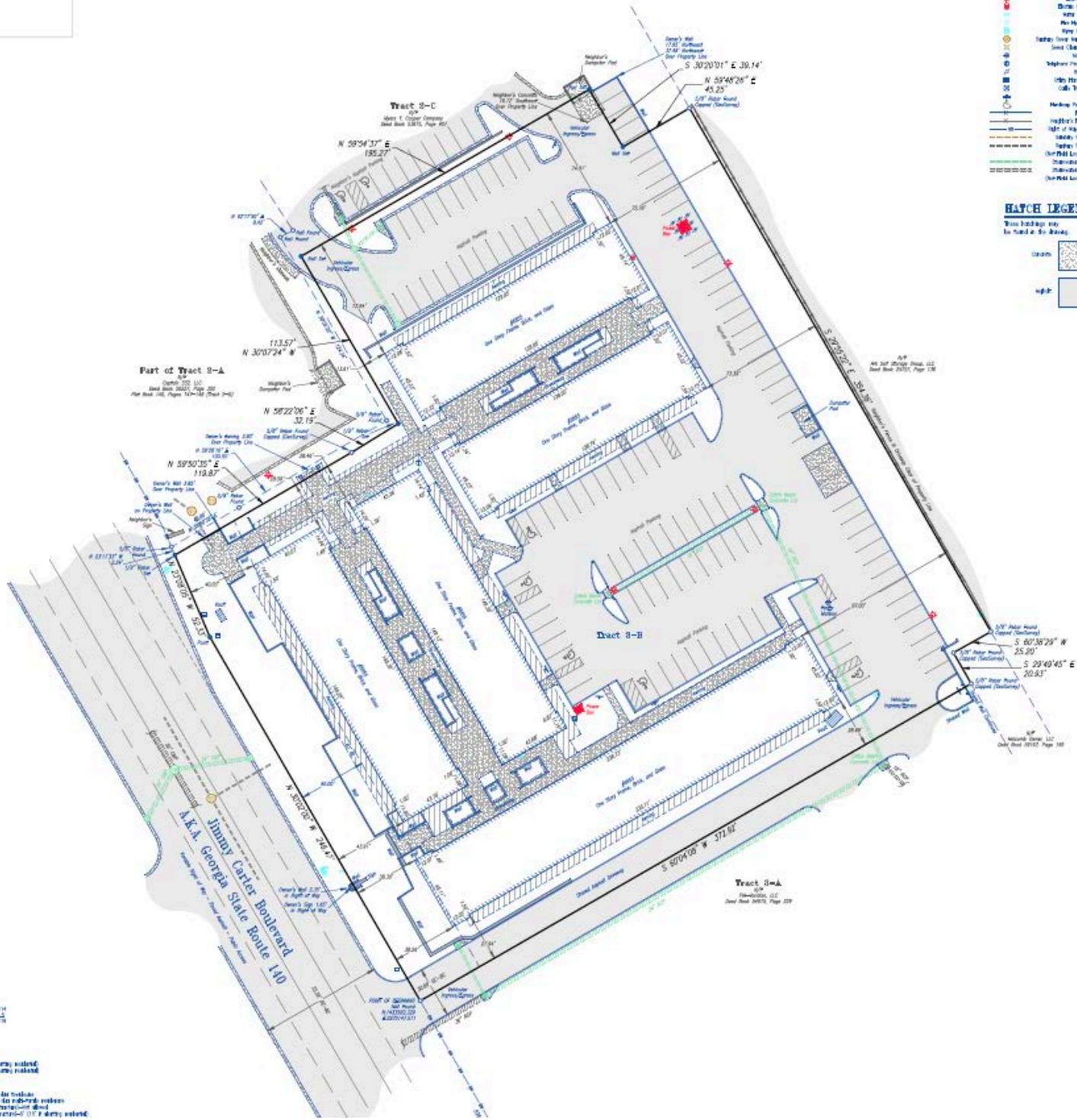
Blue shaded area to be used in the survey

Symbol	Description
Circle with dot	1/2" Iron Pin
Square with dot	3/4" Iron Pin
Triangle with dot	1" Iron Pin
Circle with cross	1/2" Brass Pin
Square with cross	3/4" Brass Pin
Triangle with cross	1" Brass Pin
Circle with X	1/2" Aluminum Pin
Square with X	3/4" Aluminum Pin
Triangle with X	1" Aluminum Pin
Circle with dot and cross	1/2" Surveyor's Level
Square with dot and cross	3/4" Surveyor's Level
Triangle with dot and cross	1" Surveyor's Level
Circle with dot and cross	1/2" Surveyor's Level
Square with dot and cross	3/4" Surveyor's Level
Triangle with dot and cross	1" Surveyor's Level
Circle with dot and cross	1/2" Surveyor's Level
Square with dot and cross	3/4" Surveyor's Level
Triangle with dot and cross	1" Surveyor's Level
Circle with dot and cross	1/2" Surveyor's Level
Square with dot and cross	3/4" Surveyor's Level
Triangle with dot and cross	1" Surveyor's Level

**HATCH LEGEND**

Blue hatched area to be used in the survey

Symbol	Description
Stippled pattern	Concrete
Diagonal lines	Asphalt



**PARKING SPACES**

Hand-drawn: 174  
Asphalt: 100  
Total: 274

**NOTES**

1. All measurements are in feet and inches.

2. All bearings are in degrees, minutes, and seconds.

3. All distances are in feet and inches.

4. All points are marked with iron pins.

5. All lines are marked with surveyor's level.

6. All areas are marked with hatching.

7. All areas are marked with color.

8. All areas are marked with text.

9. All areas are marked with symbols.

10. All areas are marked with lines.

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