

Refrigerated Warehouse Norcross GA

301 Fairmont Dr, Norcross GA 30071



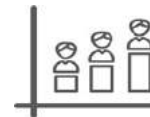
THE SPACE

Location	301 Fairmont Dr Norcross, GA, 30071
County	Gwinnett
APN	R6243-145
Square Feet	11,900
Annual Rent PSF	\$18.50
Lease Type	NNN

Notes NNN: \$2.77 PSF

HIGHLIGHTS

- Multiple Refrigerated Spaces
- 3,000 gal Grease Trap
- Heavy Power - 1,500amp - 480V
- 90 Refrigerated Pallet Positions
- 220 Frozen Pallet Positions
- Area for Production Setup
- Area for Kitchen Setup



POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
11,989	94,699	263,078



AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$100,016	\$80,849	\$96,801



NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
3,907	34,808	96,224

PROPERTY FEATURES

BUILDING SF	11,900
LAND ACRES	1.1
YEAR BUILT	1986
YEAR RENOVATED	2022
ZONING TYPE	M1 - Light Industrial
BUILDING CLASS	C
TOPOGRAPHY	Leveled
NUMBER OF STORIES	1
NUMBER OF BUILDINGS	1
NUMBER OF PARKING SPACES	13
PARKING RATIO	1.24/1000
CLEAR HEIGHT	24'
GREASE TRAP	3,000 gal
NUMBER OF INGRESSES	1
NUMBER OF EGRESSES	1
DOCKS	4 ext.

MECHANICAL

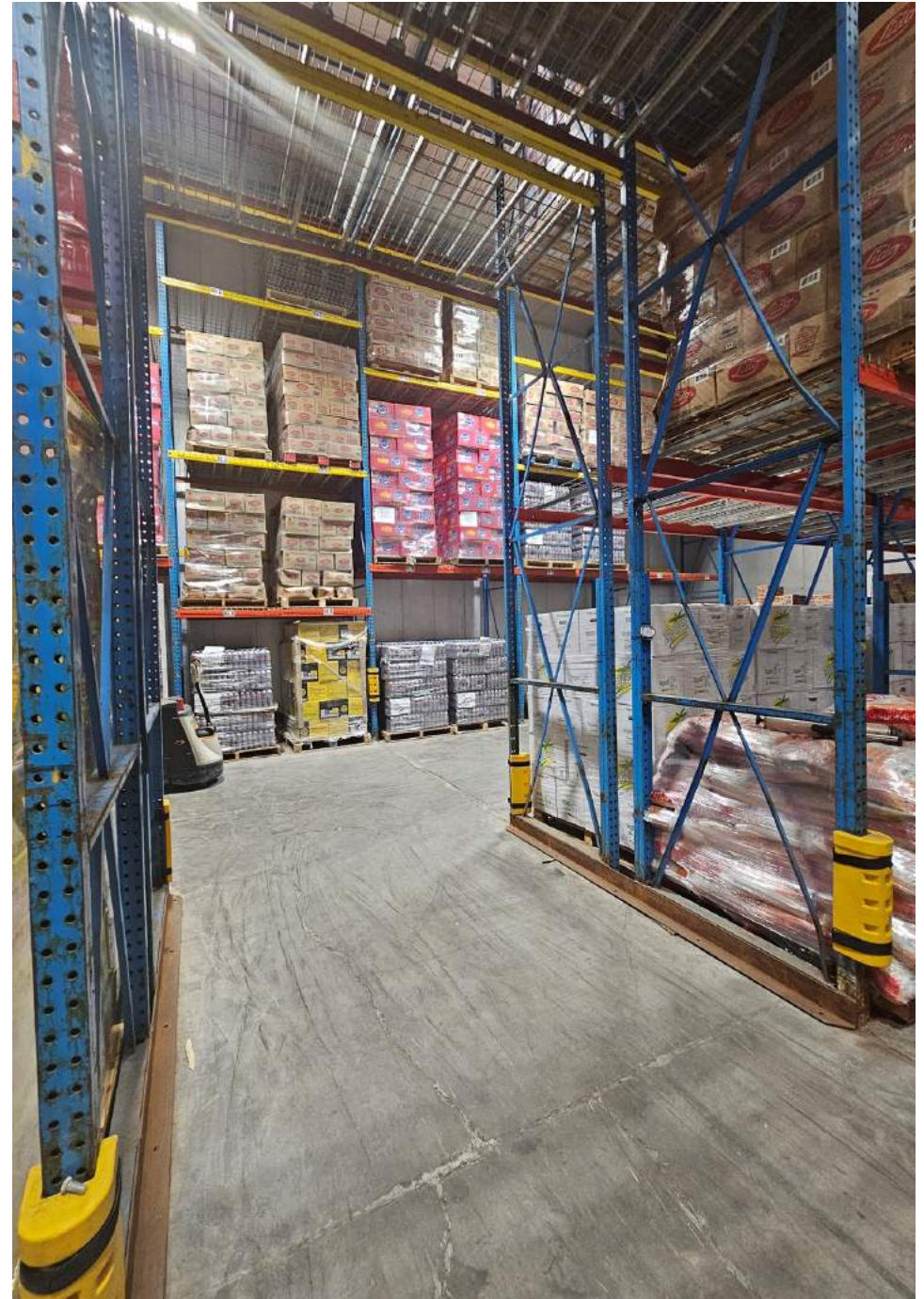
ELECTRICAL / POWER	600 - 1,500amp /240 - 480v
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CONSTRUCTION

FRAMING	Metal
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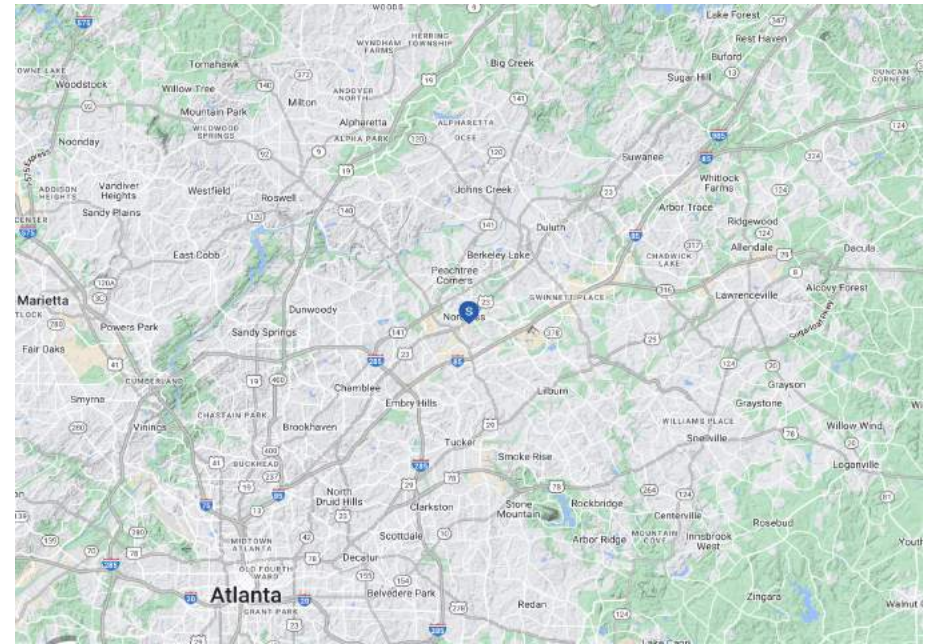
TENANT INFORMATION

MAJOR TENANT/S	De Fruta
LEASE TYPE	NNN



- Situated in Gwinnett County, Norcross offers a business-friendly environment with a range of industries present in the area, including technology, healthcare, and manufacturing. Major companies like RockTenn and Mizuno USA have operations in the county.
- The property is close to major transportation arteries, including Interstate 85 and the Buford Highway corridor, providing convenient access for customers and employees. This location offers excellent visibility and accessibility for businesses.
- Norcross is a growing city with a strong residential base, providing a local customer demographic for businesses in the area. The city's population has been steadily increasing, creating opportunities for retail and service-oriented businesses.

Locator Map



Regional Map





UNITED

COMMERCIAL ADVISORS.COM
RETAIL | OFFICE | INDUSTRIAL | LAND | INVESTMENTS

United Commercial Advisors
178 S. Main St. Suite 100, Alpharetta, GA 30009

Aerial Map | Refrigerated Warehouse Norcross GA



THIS BLOCK IS RESERVED FOR THE CLERK OF SUPERIOR COURT.

Legal Description

All that tract or parcel of land lying and being in Land Lot 243, 6th District, City of Norcross, Gwinnett County, Georgia, and being more particularly described as follows:

COMMENCING at an Iron Pin Found (IPF) at the intersection of the northeasterly right-of-way of Lively Avenue (40' R/W) and the southeasterly right-of-way of Fairmont Drive (40' R/W);

THENCE along the said right-of-way of Fairmont Drive N 26°19'39" E a distance of 364.37' to a point;

THENCE N 62°45'37" W a distance of 10.00' to an Iron Pin Set (IPS) and the POINT OF BEGINNING;

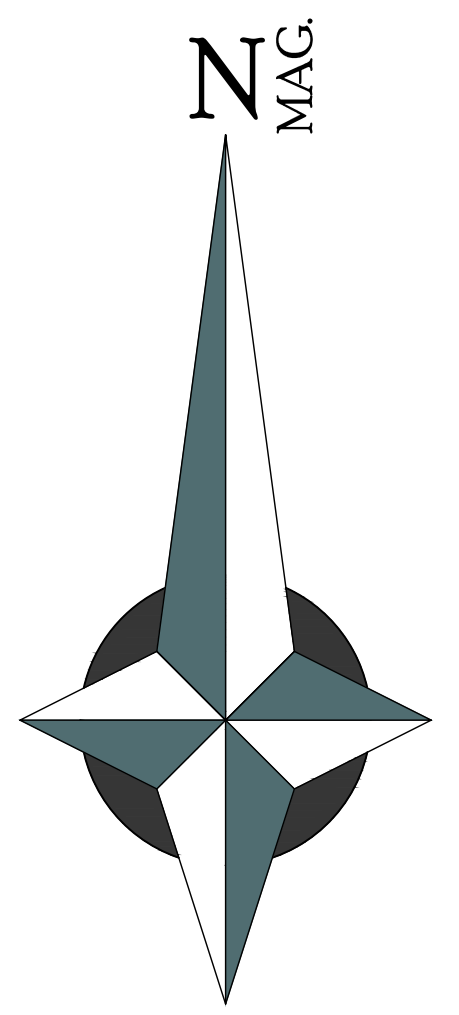
THENCE continuing along said right-of-way of Fairmont Drive N 26°19'45" E a distance of 161.76' to an Iron Pin Set (IPS);

THENCE leaving said right-of-way 5 51°08'17" E a distance of 405.75' to an Iron Pin Set (IPS);

THENCE S 27°14'23" W a distance of 80.00' to an Iron Pin Set (IPS);

THENCE N 62°45'37" W a distance of 394.86' to an Iron Pin Set (IPS) and the POINT OF BEGINNING.

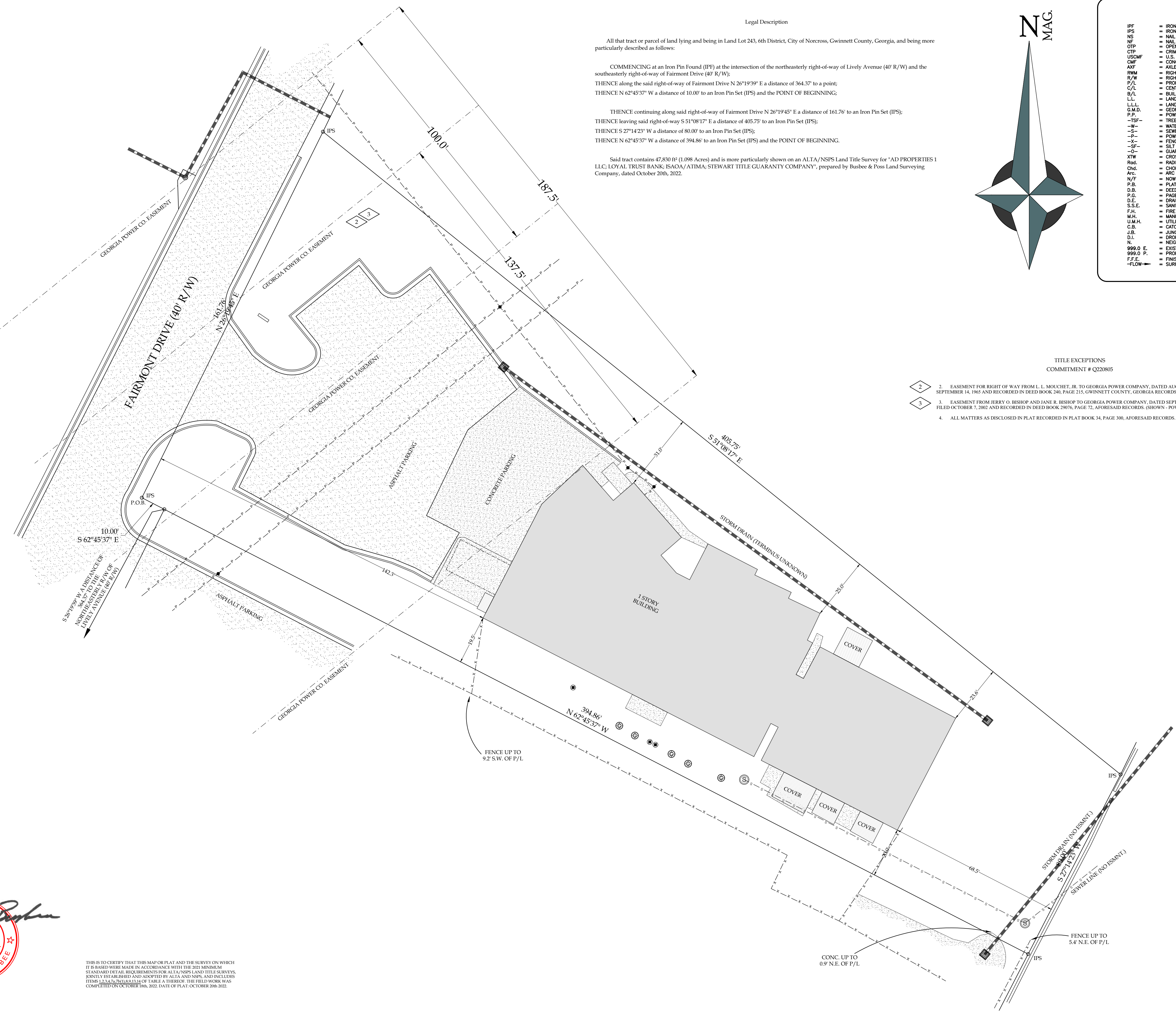
Said tract contains 47,830 ft² (1.098 Acres) and is more particularly shown on an ALTA/NSPS Land Title Survey for "AD PROPERTIES 1 LLC, LOYAL TRUST BANK; ISAOA/ATIMA; STEWART TITLE GUARANTY COMPANY", prepared by Busbee & Poss Land Surveying Company, dated October 20th, 2022.



IPF	= IRON PIN FOUND (1/2" REBAR)
IPS	= IRON PIN SET (1/2" REBAR)
NS	= NAIL SET
NF	= NAIL FOUND
OTF	= OPEN TOP PIPE
CTP	= CRIMPED TOP PIPE
USCAF	= U.S. CORP. MONUMENT FOUND
CMF	= CONCRETE MONUMENT FOUND
AF	= AXLE FOUND
R/W	= RIGHT OF WAY MONUMENT
R/W	= RIGHT OF WAY
P/L	= PROPERTY LINE
C/L	= CENTER LINE
B/L	= BUILDING LINE
L/L	= LAND LOT
L.L.L.	= LAND LOT LINE
G.M.D.	= GEORGIA MALTHA DISTRICT
P.P.	= POWER POLE
-TSF-	= TREE SAW FENCE
-W-	= WATER LINE
-S-	= SEWER LINE
-P-	= POWER LINE
-X-	= FENCE LINE
-SF-	= SILT FENCE LINE
-O-	= GUARD RAIL
XTW	= CROSS TIE WALL
Rsd.	= RADIUS
Chd.	= CHORD
Ar.	= ARC LENGTH
N/F	= NOW OR FORMERLY
P.B.	= PLAT BOOK
D.B.	= DEED BOOK
P.C.	= PAGE
D.E.	= DRAINAGE EASEMENT
S.S.E.	= SANITARY SEWER EASEMENT
F.H.	= FIRE HYDRANT
M.H.	= MANHOLE
U.M.H.	= UTILITY MANHOLE
C.B.	= CATCH BASIN
J.B.	= JUNCTION BOX
D.I.	= DROP INLET
N.	= NEIGHBORS
999.0 E.	= EXISTING SPOT ELEVATION
999.0 P.	= PROPOSED SPOT ELEVATION
F.F.E.	= FINISHED FLOOR ELEVATION
-FLOW-	= SURFACE DRAINAGE FLOW

TITLE EXCEPTIONS
COMMITMENT # Q220805

- EASEMENT FOR RIGHT OF WAY FROM L. L. MOUCHET, JR. TO GEORGIA POWER COMPANY, DATED AUGUST 16, 1965, FILED SEPTEMBER 14, 1965 AND RECORDED IN DEED BOOK 348, PAGE 215, GWINNETT COUNTY, GEORGIA RECORDS, (SHOWN - POWER)
- EASEMENT FROM JERRY O. BISHOP AND JANE R. BISHOP TO GEORGIA POWER COMPANY, DATED SEPTEMBER 23, 2002, FILED OCTOBER 7, 2002 AND RECORDED IN DEED BOOK 29076, PAGE 72, AFORESAID RECORDS, (SHOWN - POWER)
- ALL MATTERS AS DISCLOSED IN PLAT RECORDED IN PLAT BOOK 34, PAGE 300, AFORESAID RECORDS, (SHOWN - GENERAL)



Notes:

THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 3807 OF THE BOARD RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67.

THIS TRAVERSE HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 24,867 FEET. EQUIPMENT USED: TOPCON GTS-225

FLOOD NOTE:
THIS PROPERTY IS NOT IN AN AREA HAVING SPECIAL FLOOD HAZARDS AS PER COMMUNITY PANEL NO. 133500RE7G, DATED MARCH 08, 2013, ZONE "X".

REV.	DESCRIPTION	DATE

BUSBEE & POSS
LAND SURVEYING COMPANY

3408 HOWELL STREET, SUITE A
DULUTH, GEORGIA 30096
770.497.9866
FAX: 770.497.9881
www.busbeandposs.com

LEGAL: LAND LOT 243, 6th DISTRICT
CITY OF NORCROSS
GWINNETT COUNTY, GEORGIA

AREA: 47,830 ft² (1.098 ACRES)

SURVEY FOR:
AD PROPERTIES 1 LLC; LOYAL TRUST
BANK; ISAOA/ATIMA; STEWART TITLE
GUARANTY COMPANY

LICENSING:
BUSBEE & POSS LAND SURVEYING CO., GA L.S.F. # 1056
RICKY C. BUSBEE, GA P.L.S. # 2497
MICHAEL W. POSS JR, GA P.L.S. # 3387

SITE ADDRESS: 301 FAIRMONT DRIVE
NORCROSS, GA 30071

TYPE OF SURVEY:
ALTA/NSPS LAND TITLE SURVEY

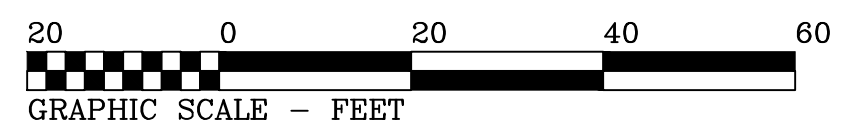
SCALE AT ANS B	PLAT DATE:	FIELD CREW:	FIELD DATE:
1 INCH = 20 FEET	10/20/22	RB/RD	10/18/22
DRAWN BY:	JOB NUMBER:	SHEET #:	
MP	BP15663	1 of 1	

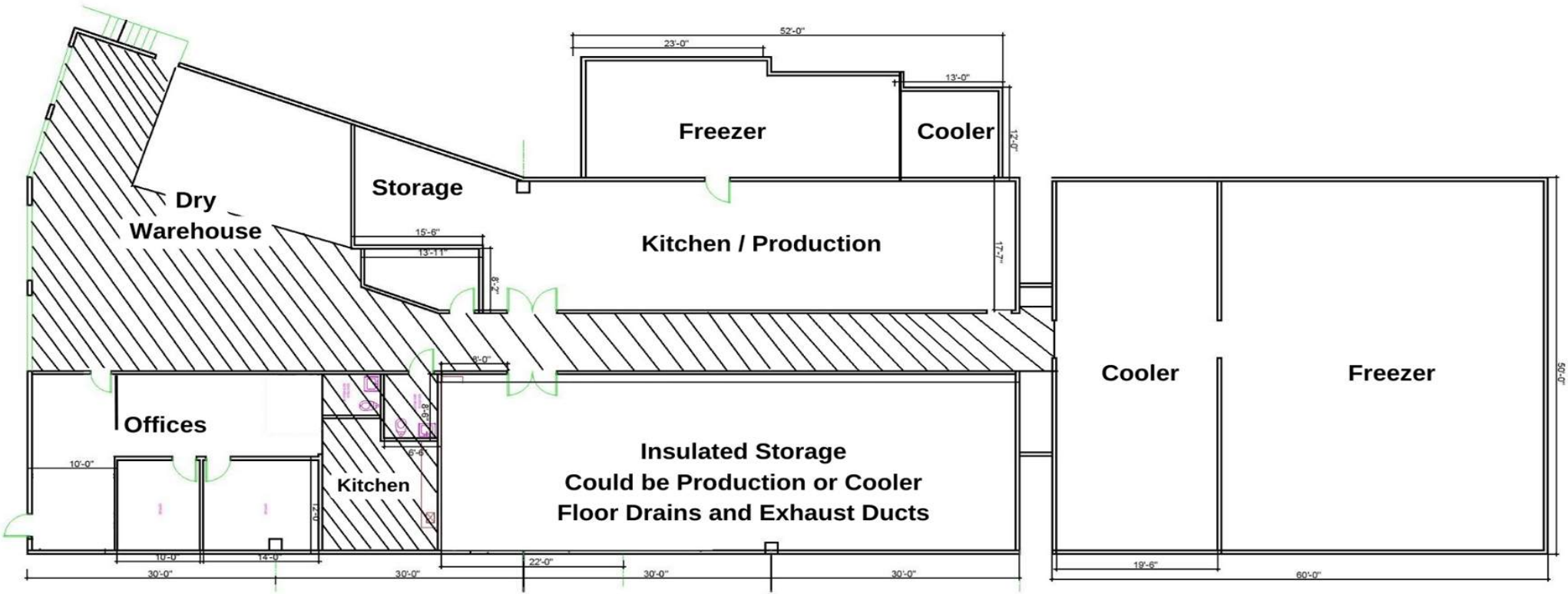


THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 201 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 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UNITED
COMMERCIAL ADVISORS

178 S. Main St, Suite 100, Alpharetta, GA 30009







Production Kitchen



Insulated Storage



Insulated Dock Doors



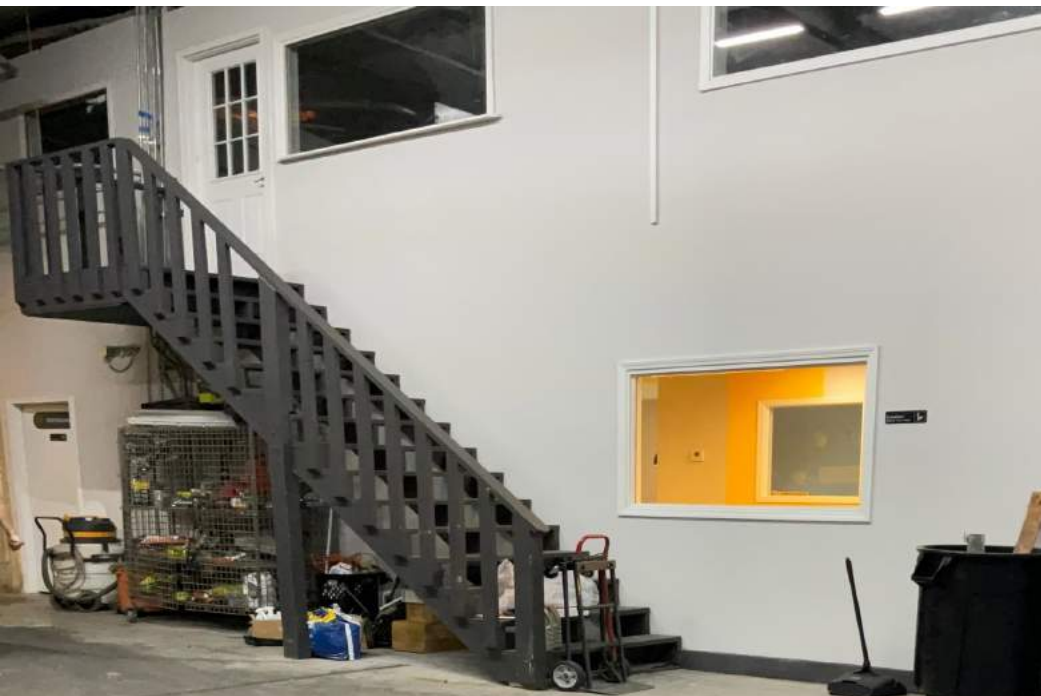
Office Area Kitchen



Office Common Area



Mezzanine Offices



Stairs to Mezzanine



Mezzanine Storage

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	9,792	80,806	223,733
2010 Population	8,882	84,883	234,836
2023 Population	11,989	94,699	263,078
2028 Population	12,131	95,889	268,520
2023 African American	2,183	21,607	54,773
2023 American Indian	220	1,660	4,330
2023 Asian	1,507	10,696	32,856
2023 Hispanic	5,664	44,327	104,701
2023 Other Race	3,499	27,522	63,854
2023 White	2,904	20,353	73,907
2023 Multiracial	1,662	12,785	33,136
2023-2028: Population: Growth Rate	1.20 %	1.25 %	2.05 %

2023 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	158	2,567	6,450
\$15,000-\$24,999	354	3,616	7,828
\$25,000-\$34,999	347	4,615	11,095
\$35,000-\$49,999	370	5,095	13,093
\$50,000-\$74,999	616	6,823	18,417
\$75,000-\$99,999	505	3,735	10,752
\$100,000-\$149,999	863	4,540	13,471
\$150,000-\$199,999	446	1,985	6,624
\$200,000 or greater	248	1,833	8,495
Median HH Income	\$79,269	\$53,920	\$60,642
Average HH Income	\$100,016	\$80,849	\$96,801

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	2,902	30,175	86,317
2010 Total Households	2,691	28,527	82,223
2023 Total Households	3,907	34,808	96,224
2028 Total Households	3,981	35,521	98,716
2023 Average Household Size	3.06	2.72	2.73
2000 Owner Occupied Housing	1,259	12,361	42,096
2000 Renter Occupied Housing	1,529	16,587	40,850
2023 Owner Occupied Housing	1,933	14,145	47,274
2023 Renter Occupied Housing	1,974	20,663	48,950
2023 Vacant Housing	179	1,919	5,411
2023 Total Housing	4,086	36,727	101,635
2028 Owner Occupied Housing	2,019	14,680	48,966
2028 Renter Occupied Housing	1,963	20,841	49,750
2028 Vacant Housing	180	2,018	5,666
2028 Total Housing	4,161	37,539	104,382
2023-2028: Households: Growth Rate	1.90 %	2.05 %	2.55 %

Source: esri

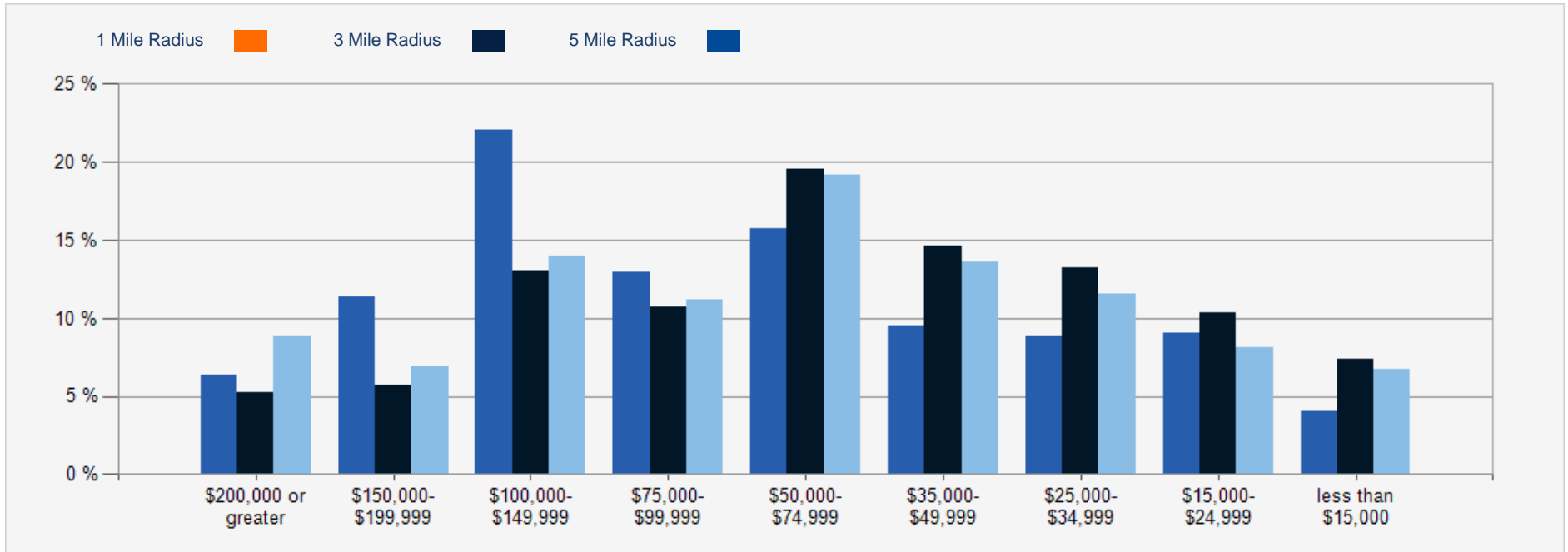
2023 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2023 Population Age 30-34	1,157	8,875	22,045
2023 Population Age 35-39	1,052	8,190	21,176
2023 Population Age 40-44	889	7,232	19,477
2023 Population Age 45-49	687	5,760	16,743
2023 Population Age 50-54	638	4,830	14,715
2023 Population Age 55-59	561	4,080	13,536
2023 Population Age 60-64	470	3,727	12,550
2023 Population Age 65-69	410	2,838	10,083
2023 Population Age 70-74	282	2,077	7,702
2023 Population Age 75-79	205	1,216	4,691
2023 Population Age 80-84	93	641	2,657
2023 Population Age 85+	92	479	2,025
2023 Population Age 18+	8,765	68,072	192,980
2023 Median Age	32	32	34

2023 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$67,981	\$51,109	\$53,569
Average Household Income 25-34	\$84,364	\$70,625	\$76,472
Median Household Income 35-44	\$83,964	\$58,716	\$64,621
Average Household Income 35-44	\$110,646	\$86,574	\$98,731
Median Household Income 45-54	\$88,976	\$60,100	\$72,238
Average Household Income 45-54	\$108,327	\$89,417	\$113,630
Median Household Income 55-64	\$96,798	\$60,410	\$73,816
Average Household Income 55-64	\$113,206	\$96,170	\$121,711
Median Household Income 65-74	\$77,790	\$51,027	\$60,626
Average Household Income 65-74	\$100,071	\$82,916	\$98,575
Average Household Income 75+	\$92,791	\$64,623	\$78,106

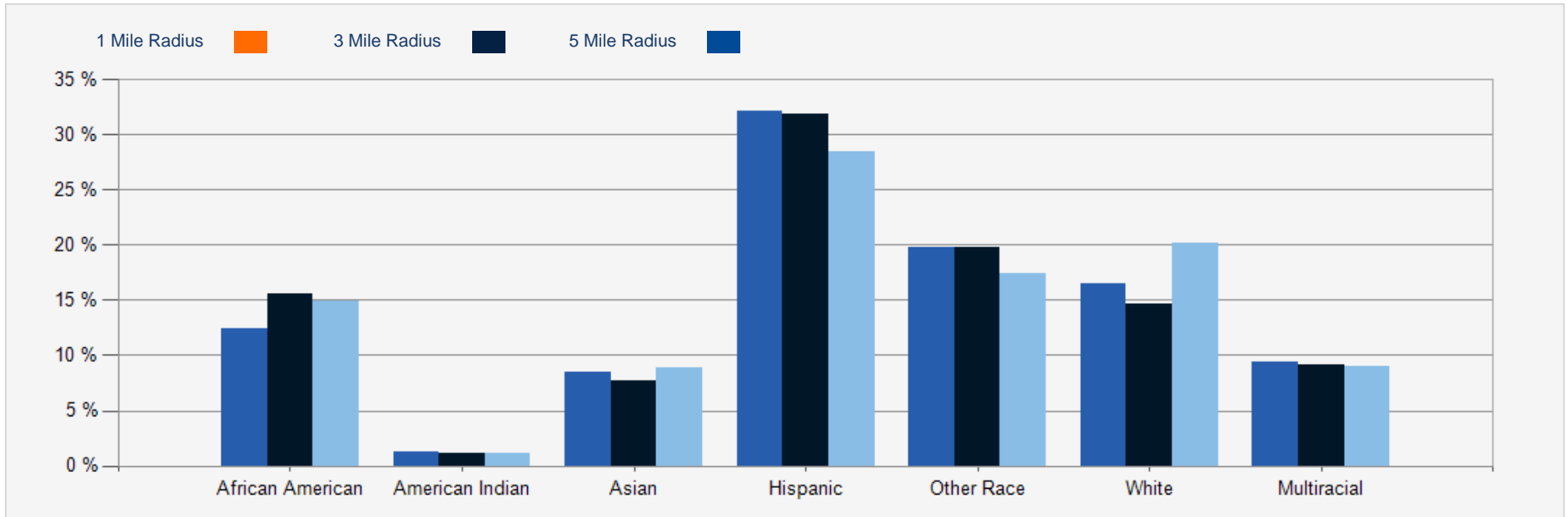
2028 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2028 Population Age 30-34	1,104	8,030	20,206
2028 Population Age 35-39	1,059	7,873	20,513
2028 Population Age 40-44	920	6,997	19,043
2028 Population Age 45-49	724	6,244	17,814
2028 Population Age 50-54	630	5,031	15,310
2028 Population Age 55-59	555	4,150	13,372
2028 Population Age 60-64	460	3,456	11,994
2028 Population Age 65-69	395	3,049	10,648
2028 Population Age 70-74	336	2,268	8,454
2028 Population Age 75-79	229	1,629	6,192
2028 Population Age 80-84	133	840	3,529
2028 Population Age 85+	103	600	2,569
2028 Population Age 18+	8,895	69,445	198,568
2028 Median Age	33	31	34

2028 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$81,556	\$59,602	\$62,533
Average Household Income 25-34	\$97,243	\$83,439	\$90,178
Median Household Income 35-44	\$91,975	\$68,858	\$76,726
Average Household Income 35-44	\$122,513	\$100,444	\$115,251
Median Household Income 45-54	\$101,226	\$69,057	\$82,931
Average Household Income 45-54	\$119,961	\$101,142	\$126,655
Median Household Income 55-64	\$104,415	\$70,764	\$86,261
Average Household Income 55-64	\$123,489	\$110,042	\$136,925
Median Household Income 65-74	\$95,971	\$59,564	\$72,241
Average Household Income 65-74	\$113,583	\$97,373	\$117,143
Average Household Income 75+	\$105,066	\$76,084	\$96,441

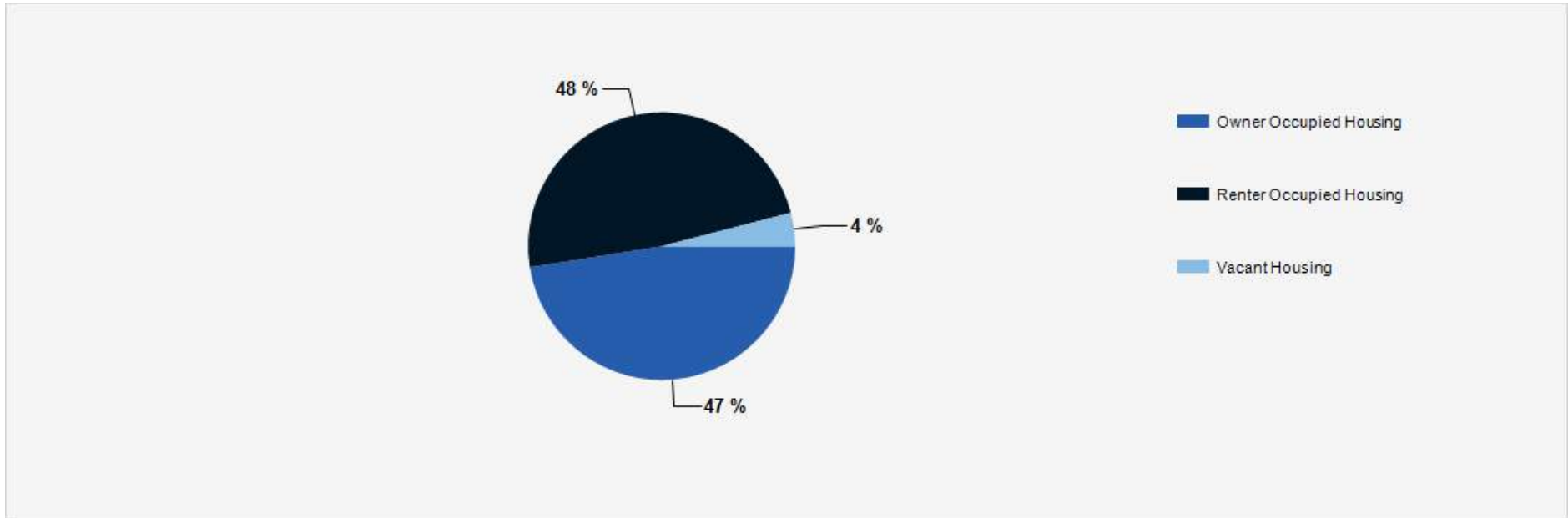
2023 Household Income



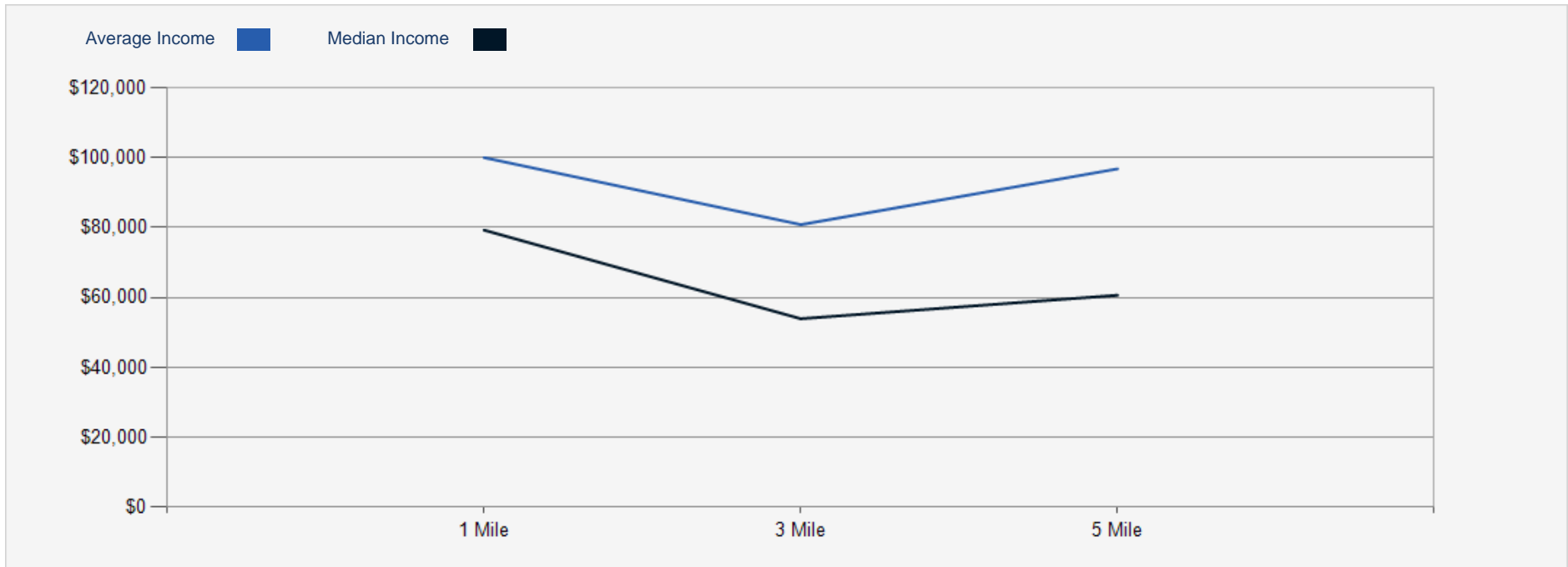
2023 Population by Race



2023 Household Occupancy - 1 Mile Radius



2023 Household Income Average and Median



Refrigerated Warehouse Norcross GA

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