

# 471 SOUTH CEMETERY ST

NORCROSS, GA 30071

FOR LEASE  
5.6 ACRES OF IOS



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**SWARTZCO**  
COMMERCIAL REAL ESTATE

# // PROPERTY OVERVIEW



## OFFERING

Swartz Co Commercial Real Estate is pleased to offer a high-quality leasing opportunity at 471 South Cemetery St, Norcross, GA 30071. This 5.6 acre industrial outdoor storage (IOS) site presents a rare chance to secure functional yard space in the highly desirable Norcross industrial submarket within Gwinnett County.

The property is well suited for a range of industrial and commercial uses including truck and trailer parking, fleet operations, equipment storage, construction staging, and material laydown. Its location provides efficient access to major regional transportation routes, supporting smooth connectivity throughout the Atlanta metropolitan area and the broader Southeast logistics network.

Positioned within an established industrial corridor, the site benefits from strong surrounding demand and limited availability of comparable IOS inventory in close-in submarkets. This makes it especially attractive for users requiring centrally located, secure, and accessible outdoor storage space.

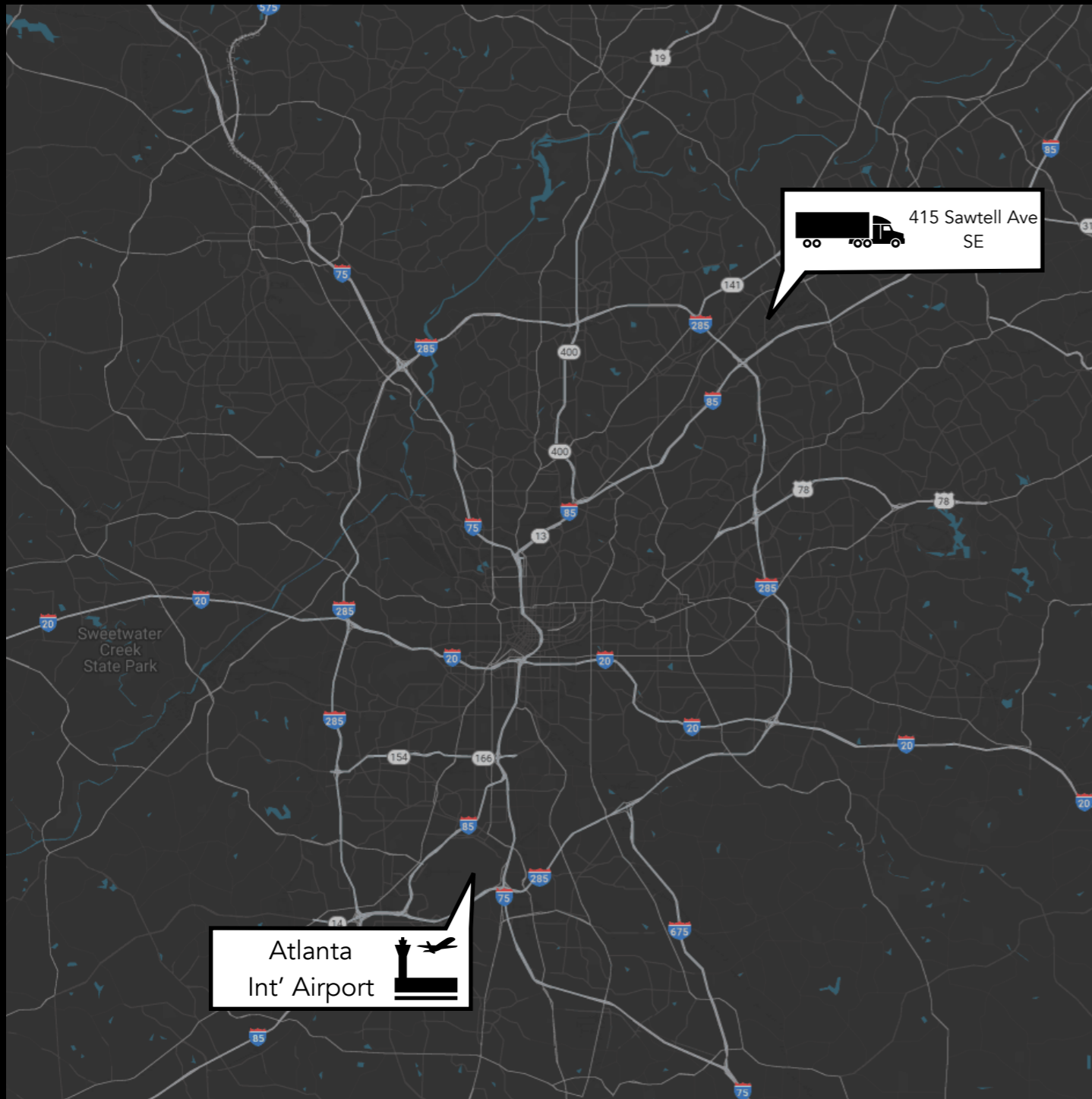
Lease Rate: \$7,500 per acre per month

For more information or to schedule a site visit, please contact Esty Hoffman.

## HIGHLIGHTS

- 5.6 Acre Lot
- Zoned Industrial
- Gwinnett County
- \$7,500/Acre/Month
- Secured Property with Gated Entry
- Close Proximity to Major Highways

# // LOCATION OVERVIEW



## ABOUT THE AREA: NORCROSS, GA

Norcross, GA is a well-established industrial and commercial submarket in Gwinnett County, just northeast of Atlanta. It benefits from direct access to I-85 and I-285, making it a key node for regional distribution, logistics, and service-based operations.

For commercial real estate investors, Norcross stands out for its strong tenant demand, especially from small-to-mid-sized industrial users, contractors, and fleet-based operators. The market is largely built out, creating limited supply and consistent upward pressure on rents, particularly for industrial outdoor storage (IOS), flex, and small-bay industrial assets.

Its proximity to Atlanta combined with more competitive pricing than in-town submarkets makes Norcross a strong value-add and income-producing market with stable long-term occupancy and solid investor demand.

## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Tot. Population	24,000	148,900	339,200
Number of Employees	18,900	117,200	266,900
Avg. Household Income	\$48,700	\$63,500	\$71,400

# // BROKER PROFILES

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**Esty Hoffman**

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Esty Hoffman is a results-driven real estate professional specializing in land acquisition for developers and sourcing multifamily opportunities for investor groups. With a strong understanding of market dynamics and strategic investment potential, Esty plays a key role in connecting clients with high-value opportunities across the greater Atlanta area.

Esty's approach is straightforward: provide tailored solutions, communicate transparently, and execute with precision. Whether identifying development-ready land or underwriting multifamily assets, her commitment to excellence and client success remains constant.



**Ryan Swartzberg**

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Ryan Swartzberg, a native of Atlanta, Georgia, has been passionate about real estate for as long as he can remember. He launched his real estate career in 2015, and by 2018, had already become a top commercial producer at his firm. To date, Ryan has successfully sold over \$100M in commercial real estate, establishing himself as a skilled negotiator with extensive experience in a wide range of transactions. He specializes in industrial and flex-space markets, bringing expertise and insight to each deal.

Ryan represents a diverse clientele, including landlords, tenants, buyers, and sellers. His clients range from large national companies to small businesses and individuals. Regardless of the size or scope of the transaction, Ryan is dedicated to providing exceptional service and delivering outstanding results for every client he works with.

# // DISCLAIMER & LIMITING CONDITIONS

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Offering Memorandum provides some details about the Property but may not include all the information a potential buyer might need. The information provided is for general reference only and is based on assumptions that may change. Prospective buyers should not solely rely on these projections. Qualified buyers will have the opportunity to inspect the Property.

Certain documents, including financial information, are summarized in this Offering Memorandum and may not provide a complete understanding of the agreements involved. Interested parties are encouraged to review all documents independently. This Offering Memorandum is subject to changes without notice. Each potential buyer should conduct their own evaluation before purchasing.

The Seller or Landlord reserves the right to reject offers or terminate discussions at their discretion. They are not legally obligated to any buyer or tenant unless a written purchase or lease agreement is fully executed. This Offering Memorandum is confidential and may only be used by approved parties. By accepting it, the recipient agrees to keep its contents confidential. Unauthorized reproduction or disclosure is prohibited without written authorization. These terms apply to the entire Offering Memorandum and associated documents.

At Swartz Co Commercial Real Estate, we have one focus:  
to understand and progress the commercial real estate market in Atlanta.  
Every day we strive to better understand the Atlanta market so that we can better serve and  
advise our clients on new developments, investments, leasing, value add opportunities,  
innovative solutions, and rewarding real estate opportunities.

Our clients' needs are at the center of everything we do.  
We look forward to working with you soon.



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