

# 2192

EASTVIEW PARKWAY  
CONYERS, GA 30013

**45,670 SF FOR SALE OR LEASE | CONYERS, GA**



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## PROPERTY HIGHLIGHTS

### PROPERTY HIGHLIGHTS

- 45,670 SF available
- 3.96 acres
- 22' clear height
- Wet sprinkler system
- Built in 1999
- 4 dock high doors
- 3 ramped drive in doors
- Rear load configuration
- ±66 auto parking spaces
- 3 phase power
- Industrial / Distribution zoning

### LOCATION HIGHLIGHTS

- Distance to:
  - Highway 138: 0.5 miles
  - I-20: 2.4 miles
  - I-285: 17.4 miles

### VIDEO LINK

Click above to view video



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## FLOORPLAN



2192

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SURVEY



PO Box 6688  
Wadsworth, OH 44282  
Phone/Fax: 866-235-7366 ext 110  
www.theedgegroupllc.com

## ALTA/ACSM Land Title Survey

For

East View-Conyers Project  
East View  
2192 East View Parkway, Conyers, GA 30013  
(Rockdale County)

To: Cdnus Realty LLC, Cdnus 2192 Parkway LLC, First American Title Insurance Company,  
Callaway Title and Escrow, LLC, The Edge Group LLC

This is to certify that this map or plat and the survey on which it is based were made in  
accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title  
Survey, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 5a,  
6b, 7a, 7b, 7c, 8, 9, 10a, 11a, 13, 14, 15, 17, 18 of Table A thereof.  
The field work was completed on August 28, 2015.

Surveyor's Signature  
Alicia W. Preston Georgia Land Surveyor # 1790

Survey Performed by  
Preston & Associates  
339 Old Dawson Road  
Averitas, Ga. 31715  
Phone: 225 924 4241

The Edge Group Project # 20150008-01  
Date of Survey 8/28/2015  
Date of Last Revision 9/18/2015  
Date of Last Revision 9/30/2015  
Date of Last Revision 9/30/2015



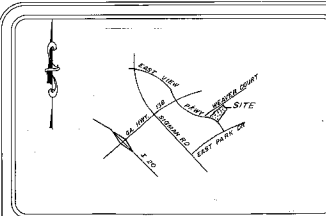
## Commitment Legal Description

ALL THAT TRACT or parcel of land lying and being in Land Lots 342 and 343 of  
the 16th District of Rockdale County, City of Conyers, Georgia, and being more  
particularly described as follows:

BEGINNING at a point located on the easterly side of the right of way of East View  
Parkway (80-foot right of way), said point being 1988.27 feet south from the  
intersection of the easterly side of the right of way of the East View Parkway and the  
southerly side of the right of way of S. R. 138 (right of way varies); thence running  
North 47 degrees 08 minutes 57 seconds East a distance of 399.51 feet to a point  
thence running South 14 degrees 52 minutes 43 seconds East a distance of 289.51  
feet to a point; thence running South 12 degrees 58 minutes 41 seconds West a  
distance of 184.4 feet to a point; thence running South 21 degrees 24 minutes 59  
seconds West a distance of 143.01 feet to a point; thence running South 40 degrees  
24 minutes 28 seconds West a distance of 210.21 feet to a point; thence running  
South 17 degrees 27 minutes 36 seconds West a distance of 105.40 feet to a point  
located on the easterly side of the right of way of said East View Parkway; thence  
running along the easterly side of the right of way of said East View Parkway the  
following courses and distances: North 40 degrees 10 minutes 38 seconds West a  
distance of 288.34 feet to a point; thence following the curvature thereof an arc distance  
of 88.23 feet to a point being the POINT OF BEGINNING (said arc being subtended by a  
chord having a chord bearing of North 10 degrees 58 minutes 28 seconds West and  
chord distance of 86.13 feet).

Said property contains 3.98 acres.

Note: The above description describes the same property as First American  
Title Insurance Company Title Commitment No. 2-32792(R1) bearing an  
effective date of September 1, 2015.



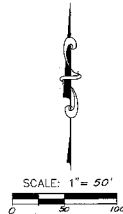
Vicinity Map  
(Not to Scale)

## ITEMS CORRESPONDING TO SCHEDULE B-II

3. Special Exceptions:  
(a) Intentionally omitted.  
(b) Intentionally omitted.  
(c) Intentionally omitted.  
(d) Intentionally omitted.  
(e) Matters contained in that certain affidavit relating to land and recorded in Deed Book 145, Page 22, as affected by affidavit recorded in Deed Book 1204, Page 126, affects subject property but does not contain any survey matters to plot.  
(f) City of Conyers Sewer Easement Agreement recorded in Deed Book 1019, Page 81, affects subject property and is plotted herein.  
(g) Intentionally omitted.  
(h) Intentionally omitted.  
(i) Intentionally omitted.  
(j) Declaration of Covenants, Restrictions and Easements recorded in Deed Book 1380, Page 1, as affected by that certain Supplementary Declaration of Covenants, Restrictions and Easements recorded in Deed Book 3413, Page 27, as amended by that certain Amendment recorded in Deed Book 3878, Page 192, affects subject property but does not contain any survey matters to plot.  
(k) Snapping Shoals Electric Membership Corporation right of way easement affects Subject property, but has a blanket description and is not plotted.  
(l) Intentionally omitted.

## MISCELLANEOUS NOTES

- Mn1 Measured bearings and distances are the same as record bearings and distances.  
Mn2 Subject property has direct access to East View Parkway, a public street.  
Mn3 No evidence of recent earth moving, building construction, or building additions.  
Mn4 No observable evidence of site used as solid waste dump, dump, or sanitary landfill.  
Mn5 No observable evidence of recent street or sidewalk construction or repairs.  
Mn6 No evidence of cemeteries or burial grounds.



Flood Note: By graphic plotting only, this property is in Zones X of the Flood Insurance Rate Map Panel No. 1247C0111C dated January 15, 2001.

## LEGEND OF SYMBOLS &amp; ABBREVIATIONS

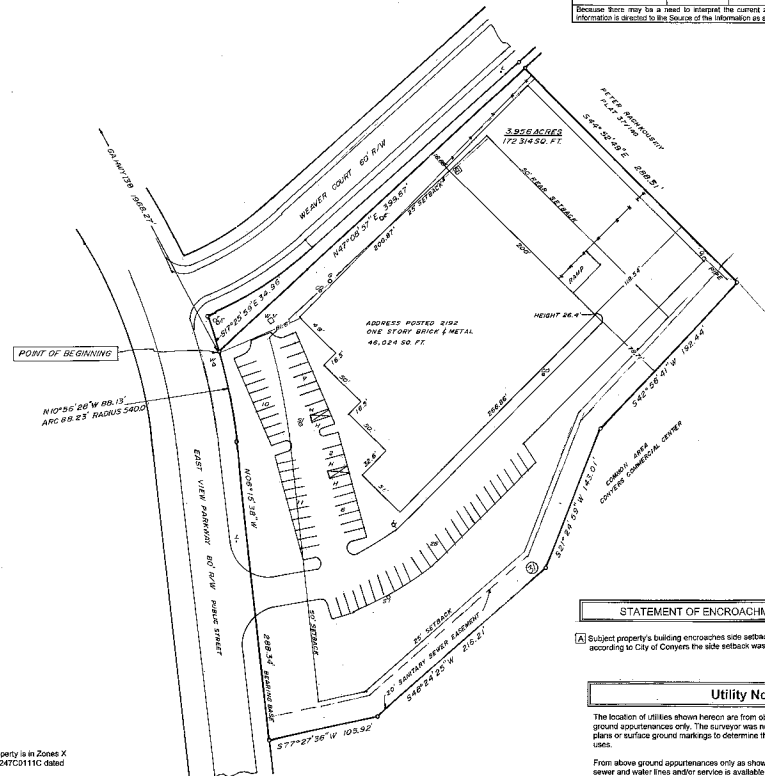
- PK Nail Found
- o Coroner Monument Found
- o 1/2" rebar Found
- 1/2" rebar Set
- Degree
- Minutes or Feet
- Seconds
- N North
- S South
- E East
- W West
- Measured
- Recorded
- 50.00 Feet
- Square Feet
- Right of Way
- Water Meter
- Fence
- Sanitary Sewer Manhole
- Storm Inlet
- Electrical Transformer
- Underground Electrical
- Overhead Electrical & Pole
- Water Vault
- Fire Hydrant
- Fire Hydrant
- Storm Manhole
- Headwall
- Gas Valve
- Lamp Pole
- Handicapped Parking
- Easement B-I Title
- Exception Marker

## Current Zoning Information

Source of Information	The Edge Group Zoning Report, Ref # 20150008-01		
Local Jurisdiction	City of Conyers, GA		
Contract Info	Planning & Inspection Services: 770-929-4280		
Zoning District	Industrial / Distribution District		
Zoning Classification(s)	I-10		
	Required	Observed	Notes
Lot Area	3,995 acres	172,214 sq. ft.	28.7 %
Building Area to Lot Ratio	50 feet	118.54'	
Front Yard Setback	25 feet (minimum)	18.50'	City of Conyers' letter dated 8/27/15 states the side setback at the time of building construction was 15 feet and if building was totally destroyed it could be rebuilt in same place.
Side Yard Setback	25 feet (minimum)	18.50'	
Rear Yard Setback	50 feet	118.54'	
Maximum Building Height	25 feet	20'	
Parking (total)	37 spaces * see note	40	Warehouse: 1 space / 600 sq. ft. CPA; Office - 3 spaces / 1000 sq. ft. CPA; Per Site Plan assuming 5000 sq. ft. office and 40,000 sq. ft. warehouse - 37 spaces required.
Regular	40		
Handicap	4		

Because there may be a need to interpret the current zoning information, the user of this information is directed to the Source of the information stated above.

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## STATEMENT OF ENCROACHMENTS

- A) Subject property's building encroaches side setback 5.14 feet for 70 feet. However according to City of Conyers the side setback was 15' at the time of construction.

## Utility Note

The location of utilities shown herein are from observed evidence of above ground appearances only. The surveyor was not provided with underground plans or surface ground markings to determine the location of any subterranean lines.

From above ground appearances only as shown herein, electric, gas, sanitary sewer and water lines and/or service is shown for the subject property within a dedicated street or easement.

Sheet 1 of 2