

# FOR SALE NORCROSS Office

**NEW PRICING:** \$4,395,000

(\$104.30/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 BROKERS**  
REALTY

6855 Jimmy Carter Blvd  
Norcross, GA 30071

## Veridian Business Park



# Norcross Veridian Business Park Office Sale

Aerial View



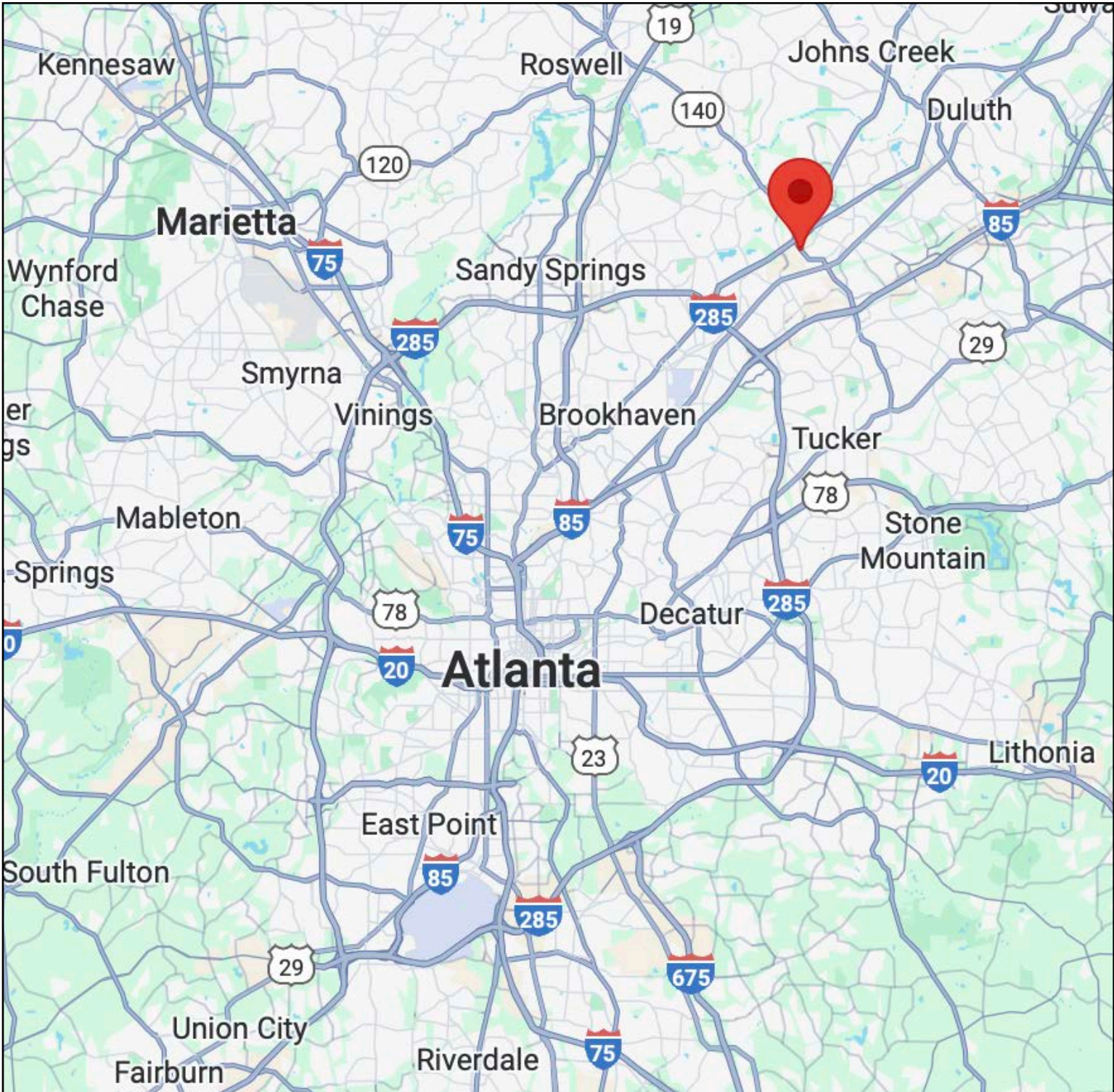
**Korey Jones, CCIM** Investments  
Jones Brokers Realty, LLC GA Firm #: 63174

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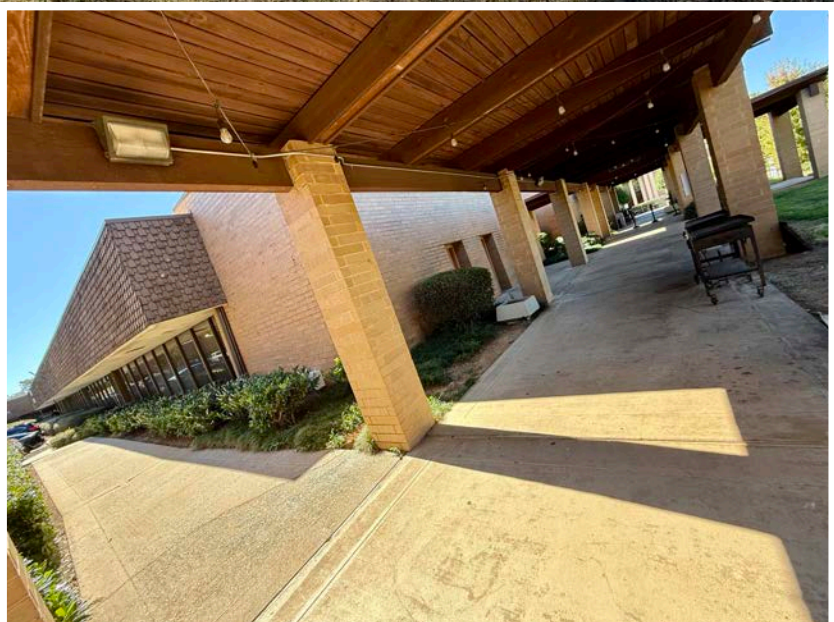
# Norcross Veridian Business Park Office Sale

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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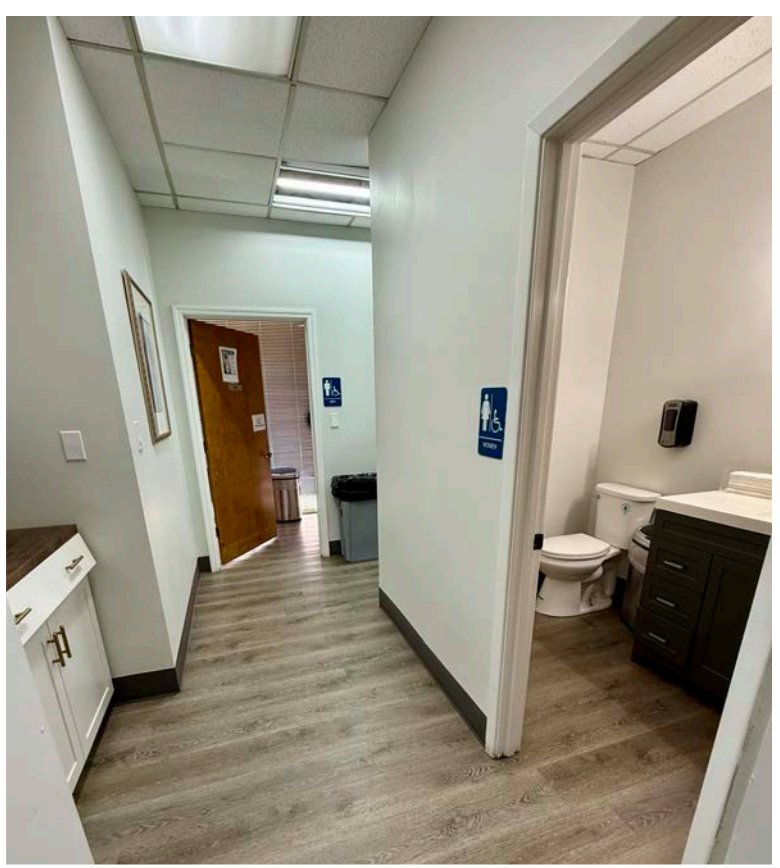
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# Norcross Veridian Business Park Office Sale

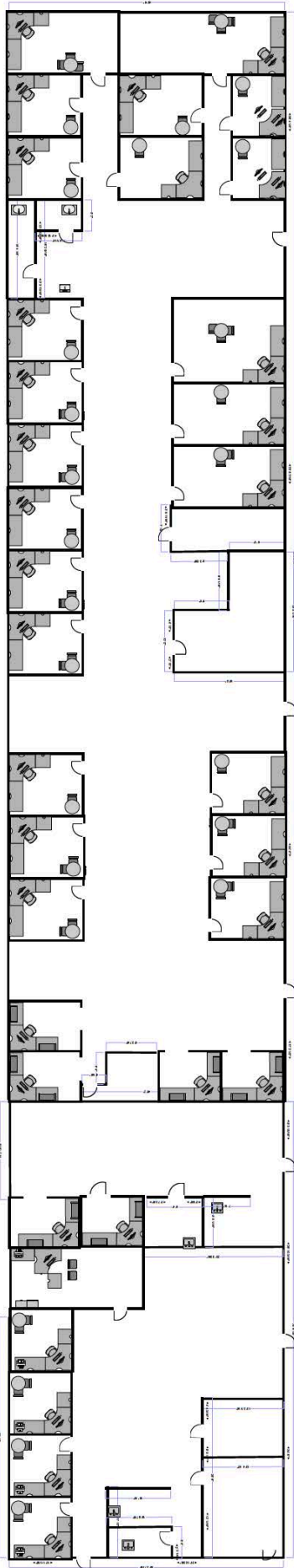
Interior Photos



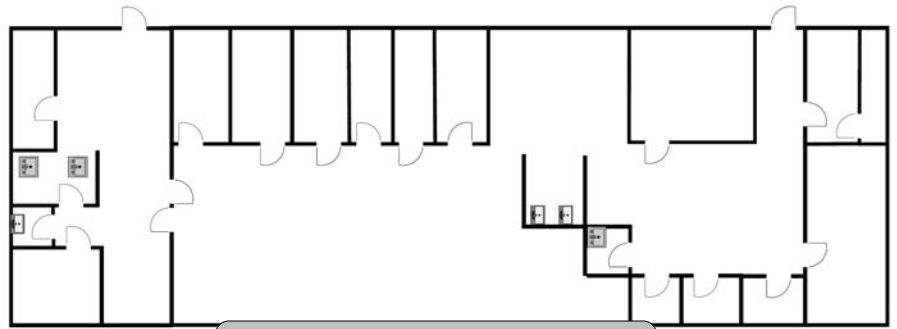
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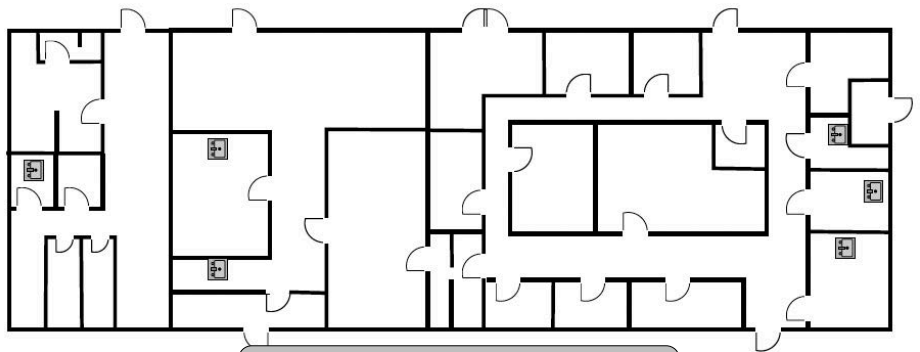
# Space Plans



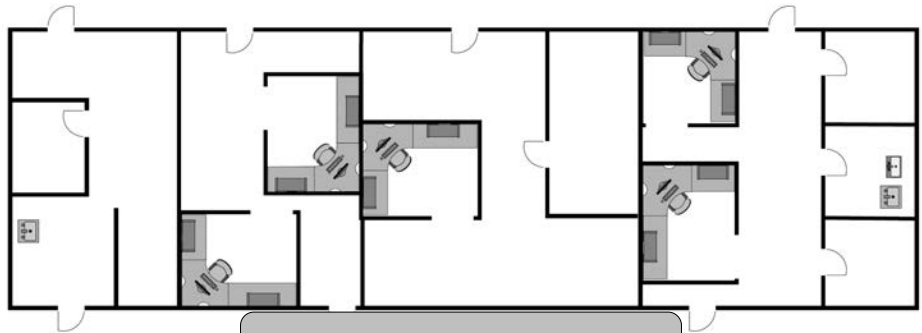
**Building 2100 - 12,965 SF**



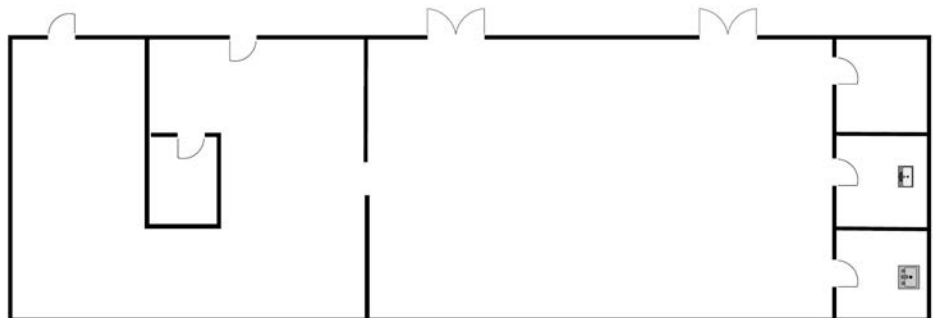
**Building 2300 - 6,625 SF**



**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**

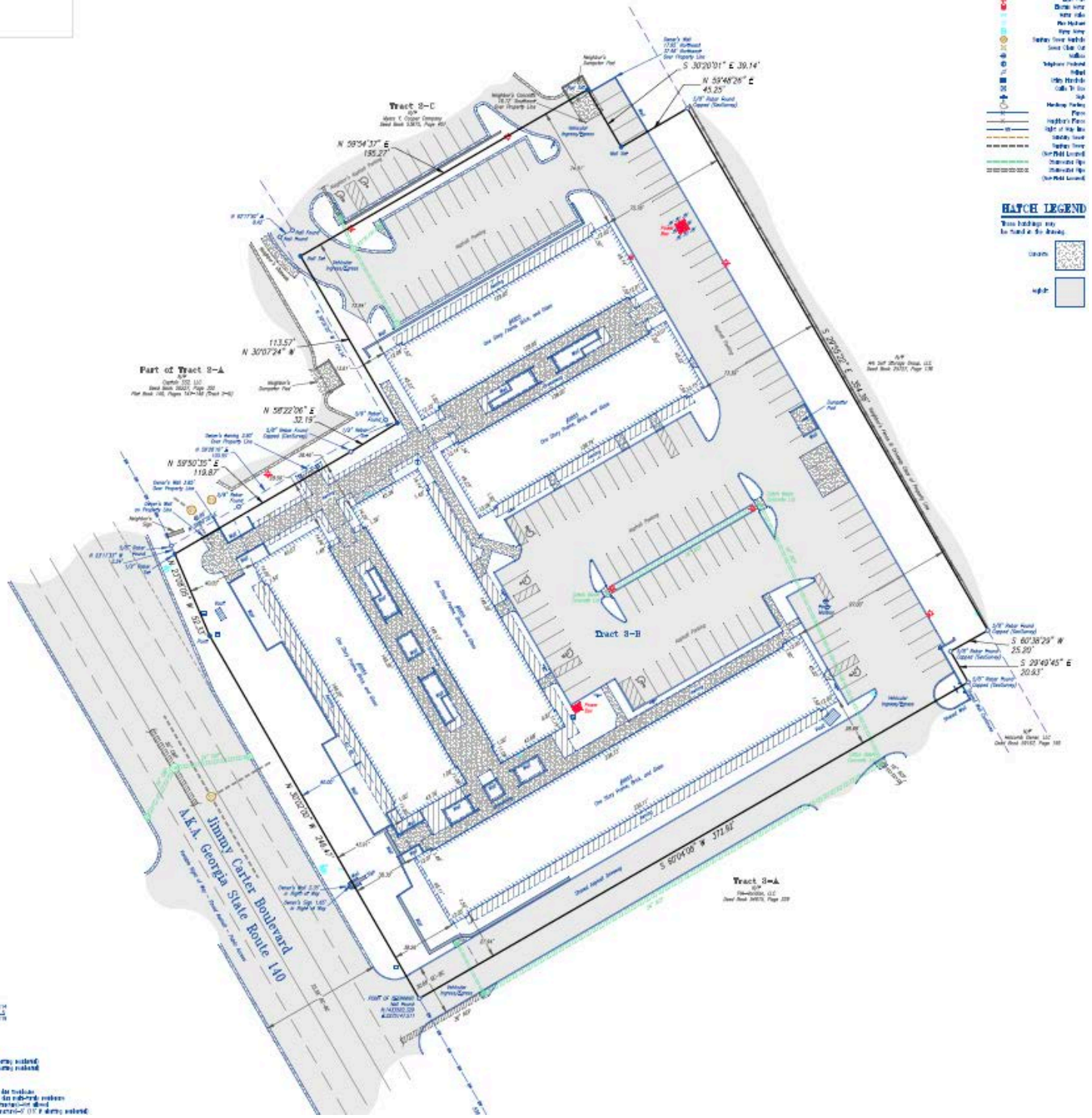
Blue shaded area to be used in the survey

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
Blue hatched pattern	Asphalt
White square	Concrete



**PARKING SPACES**

Hand-drawn: 174  
Asphalt: 174  
Total: 348

**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 measurements were taken on a clear day.

5. All measurements were taken with a total station.

6. All measurements were taken with a 1/2" iron pin.

7. All measurements were taken with a 3/4" iron pin.

8. All measurements were taken with a 1" iron pin.

9. All measurements were taken with a 1/2" surveyor's level.

10. All measurements were taken with a 3/4" surveyor's level.

11. All measurements were taken with a 1" surveyor's level.



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