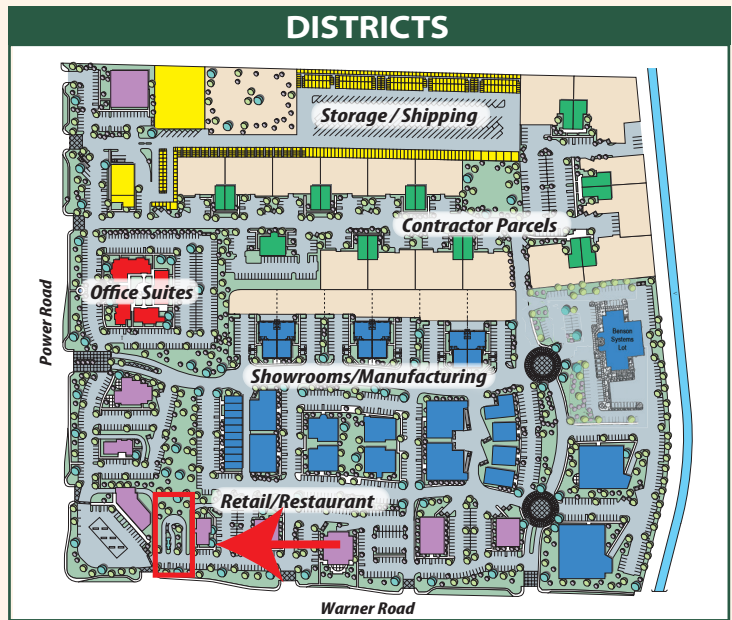
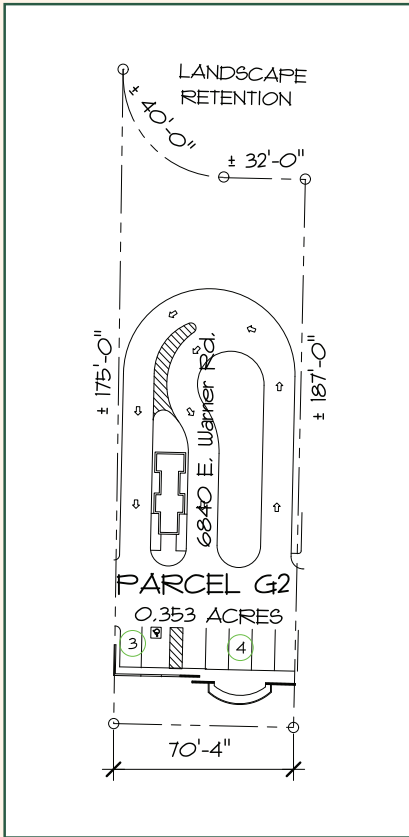


6840 E WARNER RD. MESA, AZ 85212



FEATURES

- + LI, Light Industrial (City of Mesa)
Permitted uses: Retail/Office/Manufacturing (Conditional) /Medical & Wellness.
No Automotive or Firearms
- + 15,396 sq. ft
- + Parcel Numbers: 304-17-034
- + 2020 property taxes: Approx \$837
- + Monthly Manager Fees: \$69.45
- + Approximately a half mile from full diamond interchange at Power Road on the Loop 202 San Tan Freeway.
- + Rapid Growth Area
- + Central Location
- + Approx. 1/2 mile from San Tan Loop 202
- + 3.5 miles to US 60 Freeway

Net Sq. Ft.	Approx 20' gratis cross access easement from neighbor	Required on-site storm retention (cu. ft.)	Acquisition Price With Exception of TBD Items
15,396	YES!	ZERO!	\$434,000

Prices subject to change

Each Parcel Requires a Gateway Norte Manager Compliance Deposit. Deposit Is Refundable Upon Construction Completion.



Trudy Licano (Owner/Agent)
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www.gatewaynorte.com