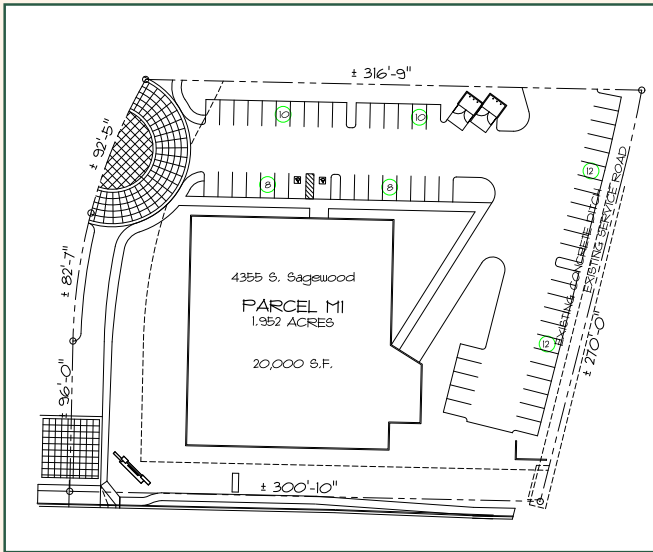


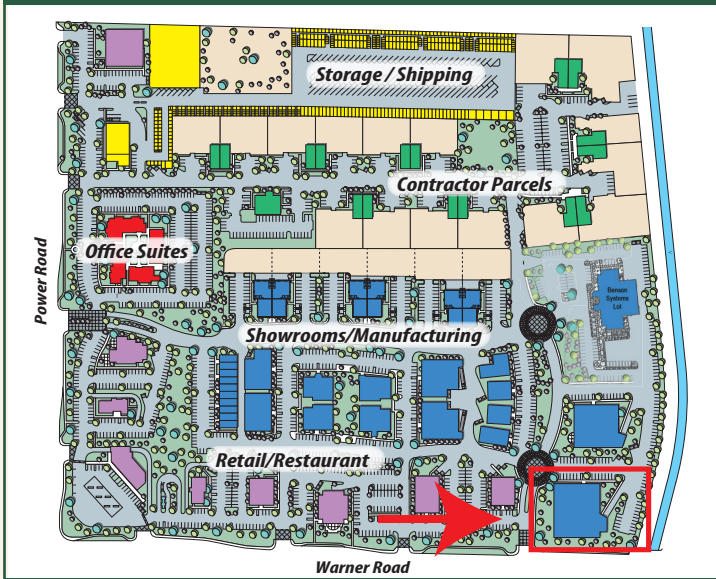
4335 S SAGEWOOD MESA, AZ 85212



FEATURES

- + C2, Light Industrial (City of Mesa)
Permitted uses: Restaurants/Banks/Lenders/
Copy & Duplicating Services/Cabinet Sales/
Furniture Sales/Home Office Sales/Home
Theater Sales/ Flooring Sales/
Shutter & Blind Sales
- + ±85,027 sq. ft.
- + Parcel Numbers: 304-17-040
- + 2020 property taxes: Approx \$2,801
- + Monthly Manager Fees: \$463.95
- + 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

DISTRICTS



Net Sq. Ft.	Approx 20' gratis cross access easment from neighbor	Required on-site storm retention (cu. ft.)	Acquisition Price With Exception of TBD Items
85,027	YES!	18,665	\$1,171,904

Prices subject to change

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



Trudy Licano (Owner/Agent)
(480) 830-2220 (480) 325-1500 (602) 329-5552 Cell
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www.gatewaynorte.com