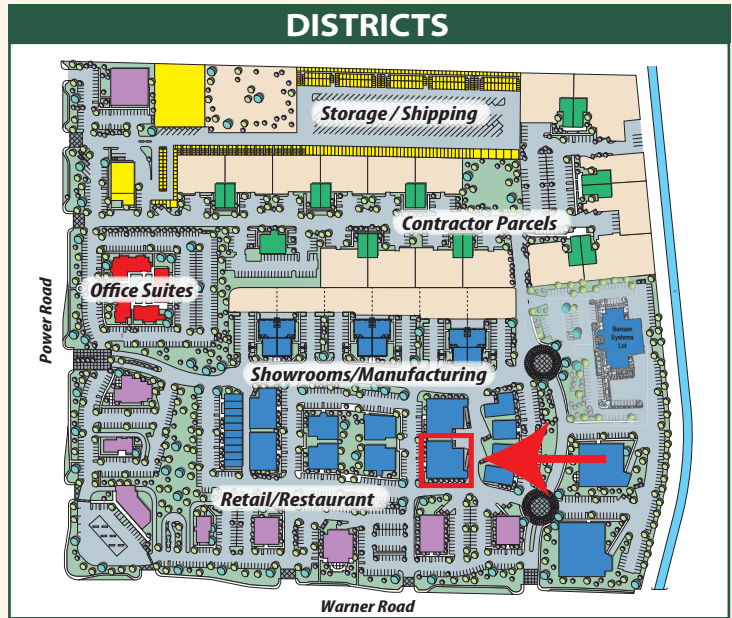
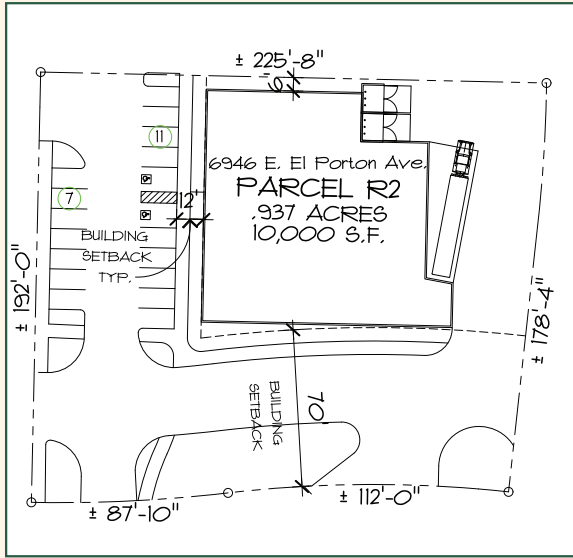


LAND FOR SALE

6946 E EL PORTON MESA, AZ 85212



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
40,803	YES!	ZERO!	\$482,397

Prices subject to change

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

- ### FEATURES
- + LI, Light Industrial (City of Mesa)
Permitted uses: Retail/Office/Manufacturing (Conditional) /Medical & Wellness.
No Automotive or Firearms
 - + 40,802 sq. ft
 - + Parcel Numbers: 304-17-057
 - + 2021 property taxes: Approx \$1500
 - + Monthly Manager Fees: 223.61
 - + 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



Trudy Licano (Owner/Agent)
 (480) 830-2220 (480) 325-1500 (602) 329-5552 Cell
 6903 E Parkway Norte • Mesa, AZ 85212
www.gatewaynorte.com