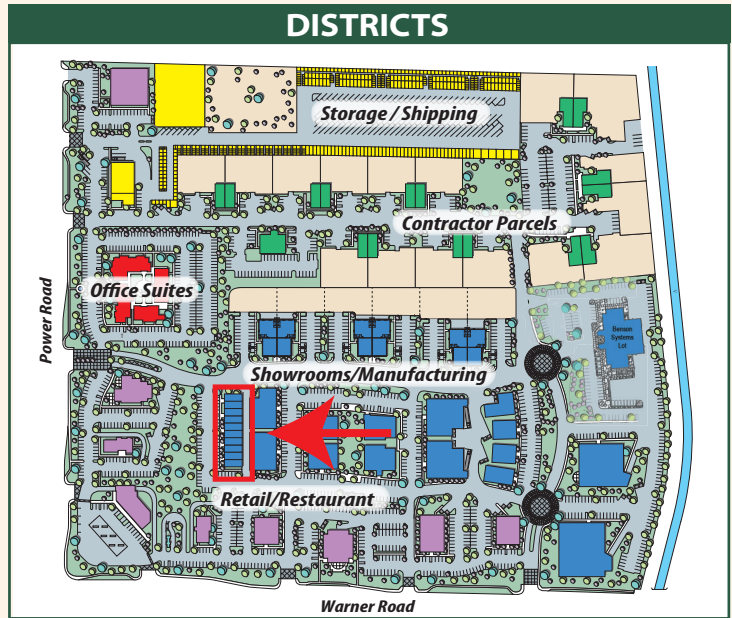
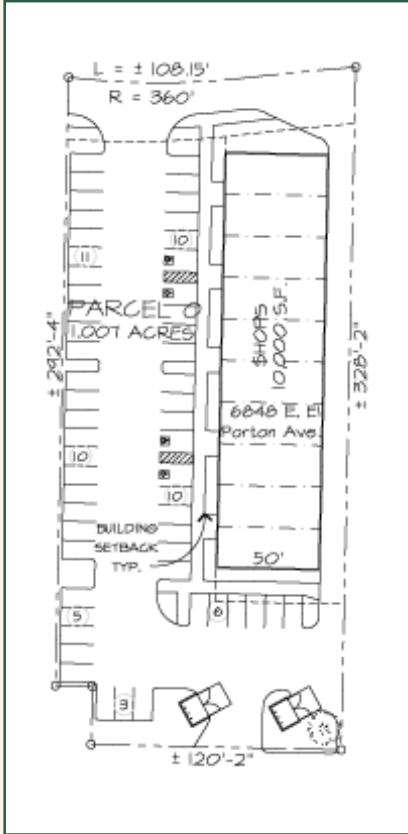


6848 E EL PORTON MESA, AZ 85212



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
43,870	YES!	ZERO!	\$617,251

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
 - + ±43,870 sq. ft.
 - + Parcel Numbers: 304-17-049
 - + 2021 property taxes: Approx \$1,579
 - + Monthly Manager Fees: \$265.52
 - + 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)
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