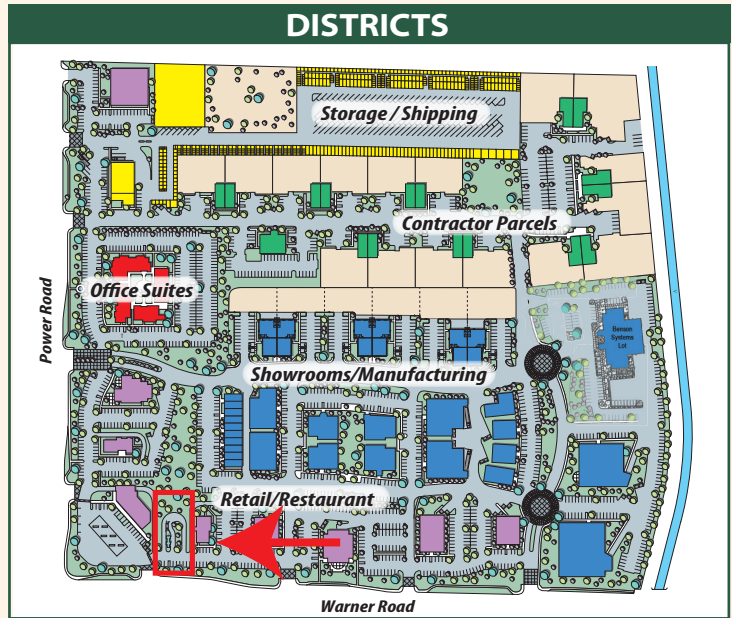
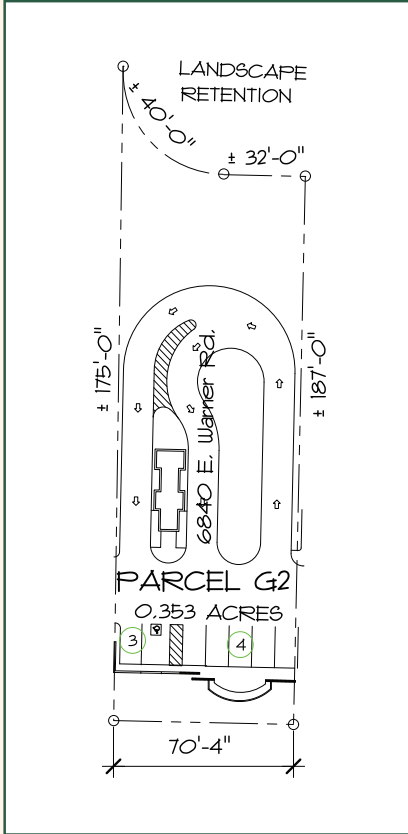


# 6840 E WARNER RD. MESA, AZ 85212



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
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.

- ### 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
  - + 2021 property taxes: Approx \$853
  - + Monthly Manager Fees: \$109.18
  - + 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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