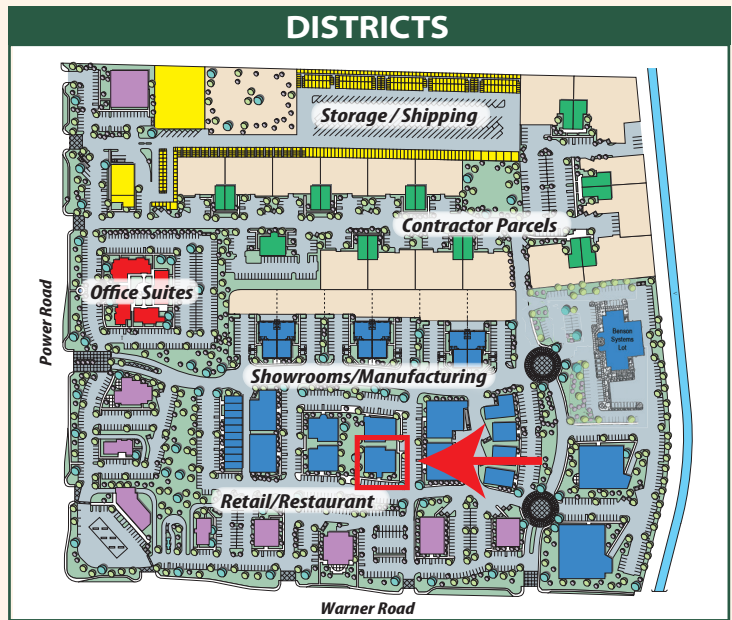
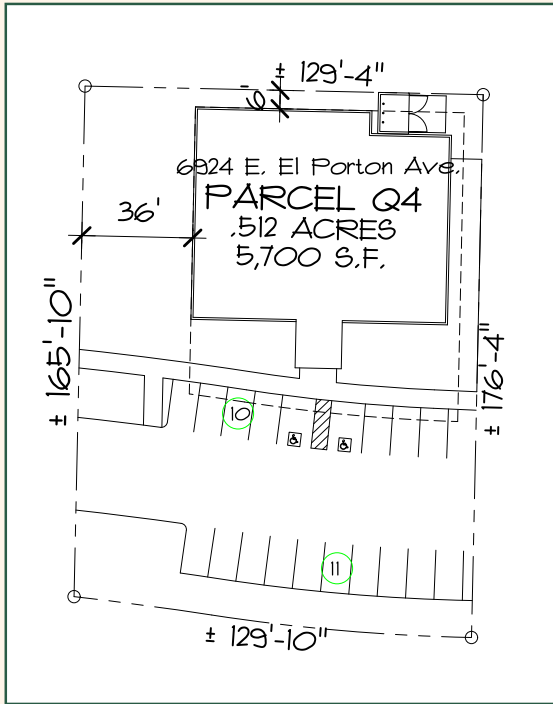


LAND FOR SALE

# 6924 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
22,289	YES!	ZERO!	\$271,186

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
  - + 22,289 sq. ft
  - + Parcel Numbers: 304-17-055
  - + 2021 property taxes: Approx \$984
  - + Monthly Manager Fees: \$136.03
  - + 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](http://www.gatewaynorte.com)