

LAND FOR SALE

NE OF WARNER ROAD AND POWER ROAD

MESA, AZ 85212



FEATURES

- + LI, Light Industrial (City of Mesa)
Permitted uses: Retail/Office/Manufacturing (Conditional) /Medical & Wellness. No Automotive or Firearms
- + Ranging from ± 0.34 - ± 1.79 acres
- + Building sizes range from $\pm 3,510$ sf - $\pm 15,910$ sf or larger.
- + Parcel Numbers: 304-17-058, 304-17-059, 304-17-060, 304-17-061
- + 2021 property taxes: Approx \$935 per lot
- + Monthly Manager Fees: Per lot: \$141
- + Approximately a half mile from full diamond interchange at Power Road on the Loop 202 San Tan Freeway.
- + Each parcel comes with its city-read full set of building plans and have been pre-approved by Gateway Norte Manager.

Gateway Norte Parcel	Land SF	Approx Buildable SF	Approx 120'x20' gratis cross access easement from west neighbor	Required on-site storm retention	Price
S1	23,457	4,460	YES!	ZERO!	\$252,000.00
S2	15,200	3,510	YES!	ZERO!	\$233,625.00
S3	14,780	3,510	YES!	ZERO!	\$233,625.00
S4	24,407	3,570	YES!	ZERO!	\$241,500.00

Prices subject to change

Parcels are owned by 3 separate owners

Owners agreed to 5% discount if some one wants to buy all 4 at once

Bulk discount

\$48,038

Bulk price

\$912,713

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

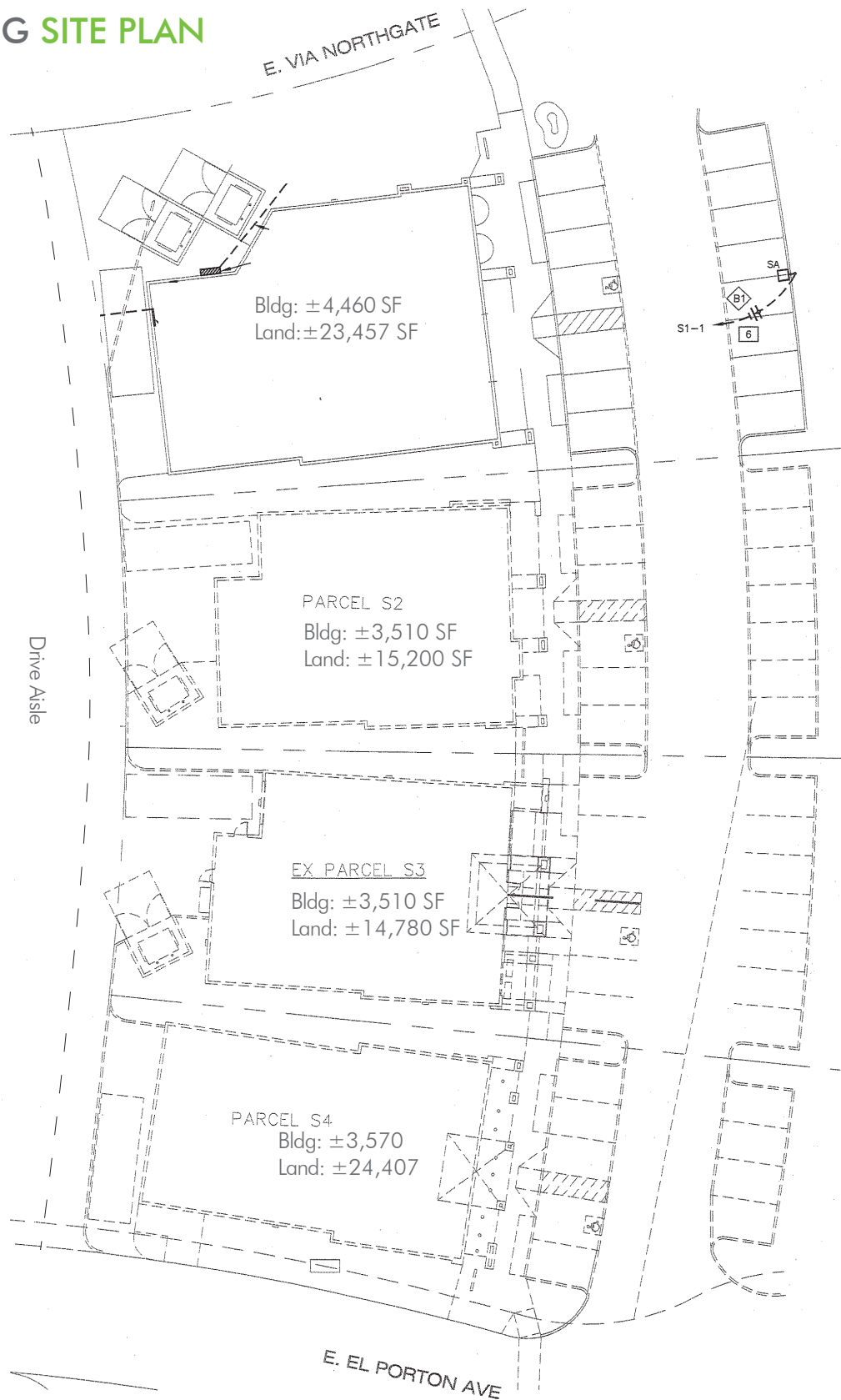


Trudy Licano (Owner/Agent)
(480) 830-2220 (480) 325-1500 (602) 329-5552 Cell
6903 E Parkway Norte • Mesa, AZ 85212
www.gatewaynorte.com

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EXISTING SITE PLAN

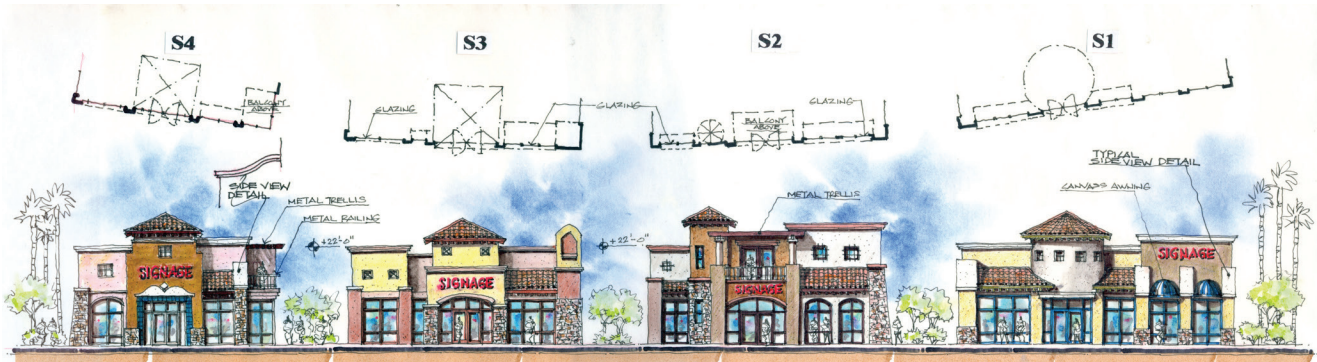


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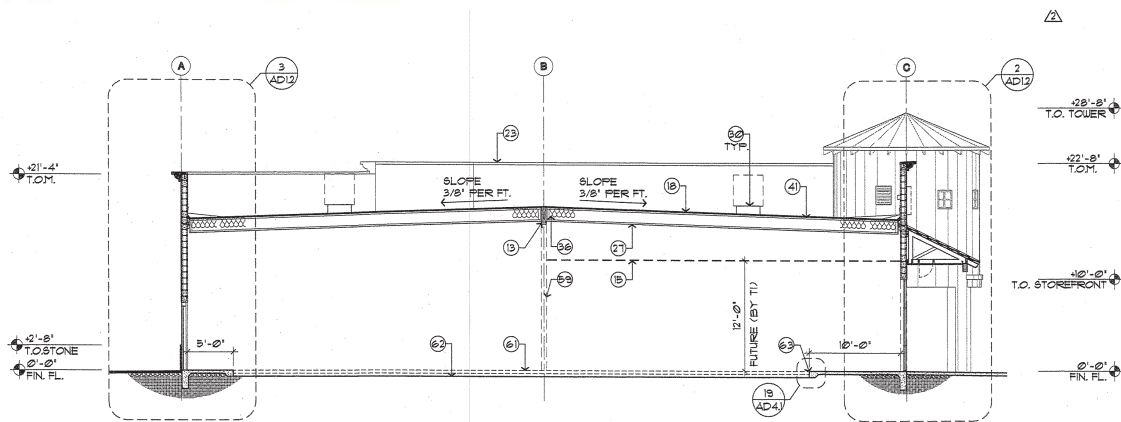
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SAMPLE ELEVATION

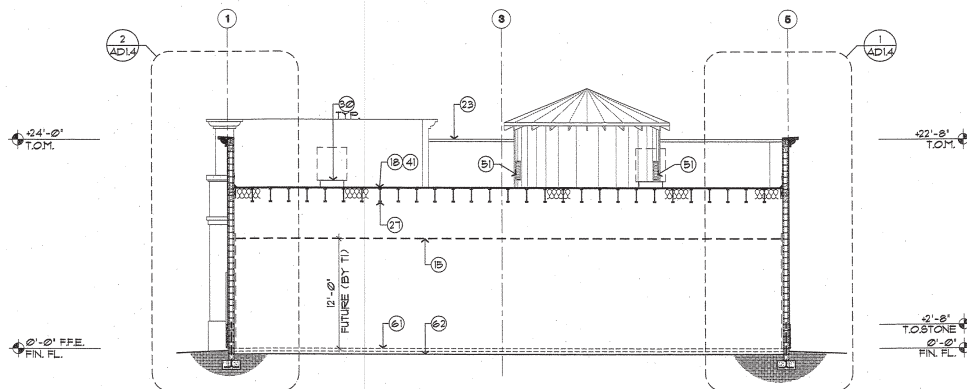


Conceptual Elevations



7 BUILDING SECTION
SCALE: 1/8" = 1'-0"

NOT TO SCALE



5 BUILDING SECTION
SCALE: 1/8" = 1'-0"

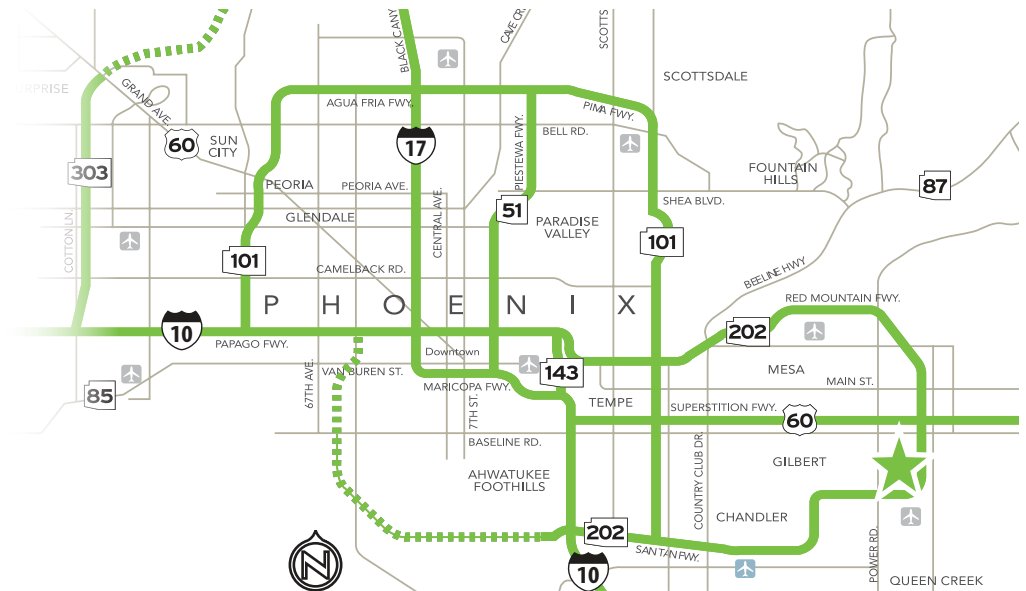
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