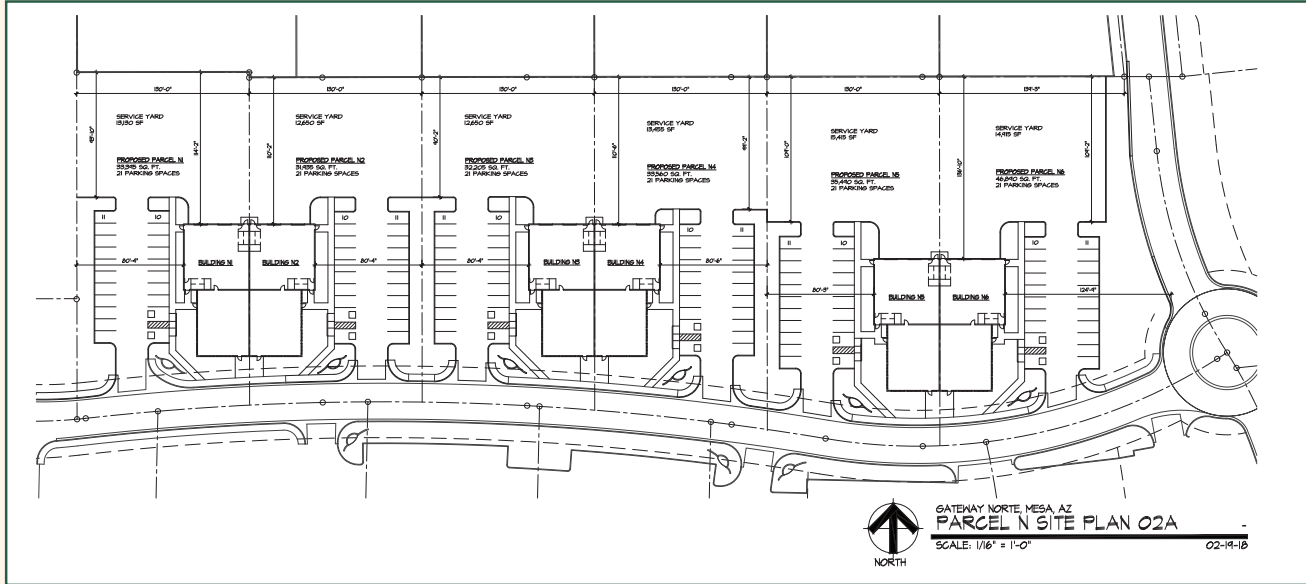


# 6856-6954 E VIA NORTHGATE MESA, AZ 85212

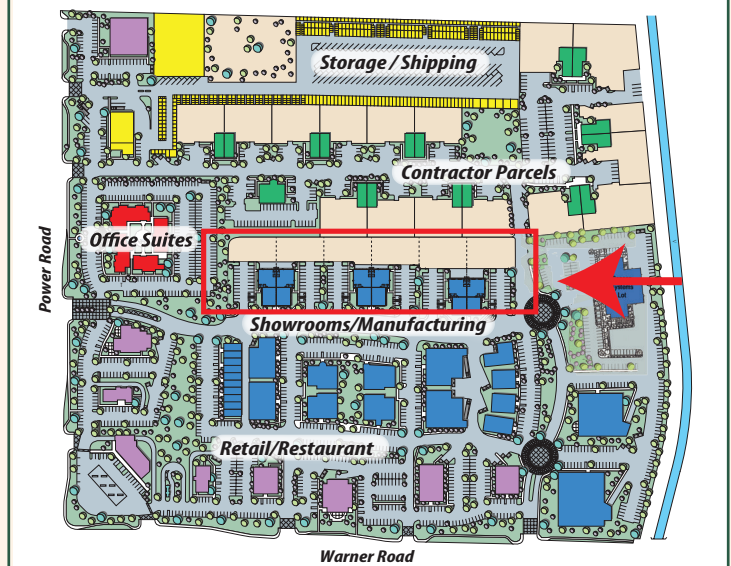


## FEATURES

- + LI, Light Industrial (City of Mesa)  
Permitted uses: Retail/Office/Manufacturing (Conditional) /Medical & Wellness.  
No Automotive or Firearms
- + ±31,935 to 46,890 sq. ft.
- + 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

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

## DISTRICTS



Site	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
N1	33,395	YES!	ZERO!	\$381,500
N2	31,935	YES!	ZERO!	\$382,500
N3	32,205	YES!	ZERO!	\$402,500
N4	33,560	YES!	ZERO!	\$402,500
N5	35,490	YES!	ZERO!	\$402,500
N6	46,890	YES!	ZERO!	\$432,500

Prices subject to change



Trudy Licano (Owner/Agent)  
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[www.gatewaynorte.com](http://www.gatewaynorte.com)

