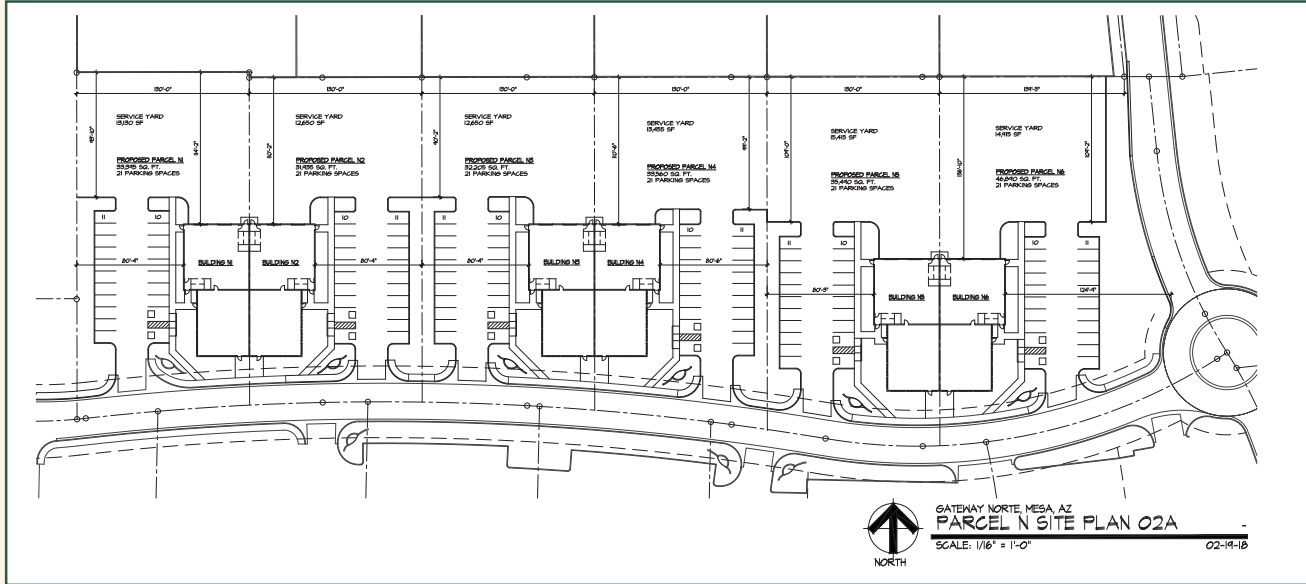


6856-6954 E VIA NORTHGATE MESA, AZ 85212

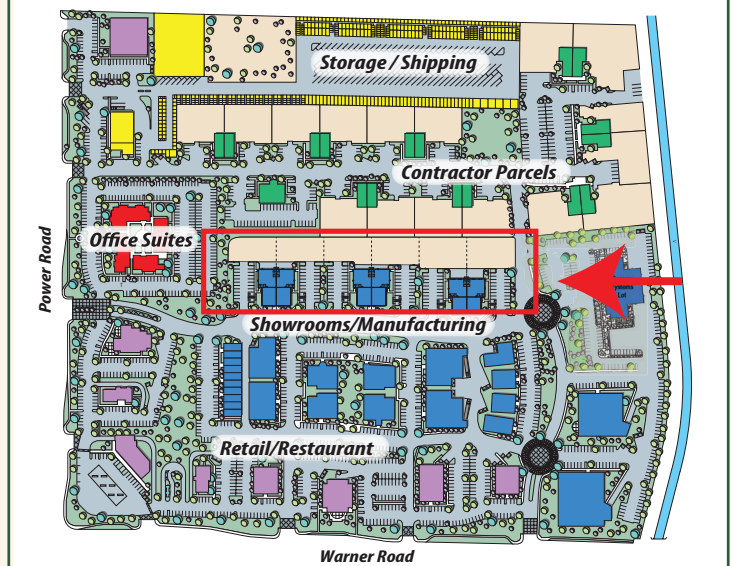


FEATURES

- + 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!	\$396,500
N2	31,935	YES!	ZERO!	\$397,500
N3	32,205	YES!	ZERO!	SOLD
N4	33,560	YES!	ZERO!	SOLD
N5	35,490	YES!	ZERO!	SOLD
N6	46,890	YES!	ZERO!	SOLD

Prices subject to change



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

