

NEWLY DEVELOPED
OPPORTUNITY

6922 E Via Northgate Mesa, AZ 85212
9,941 SF FREESTANDING INDUSTRIAL FACILITY



For Sale / For Lease

Jeff Adams | Executive Vice President
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Austin Escobedo | Agent
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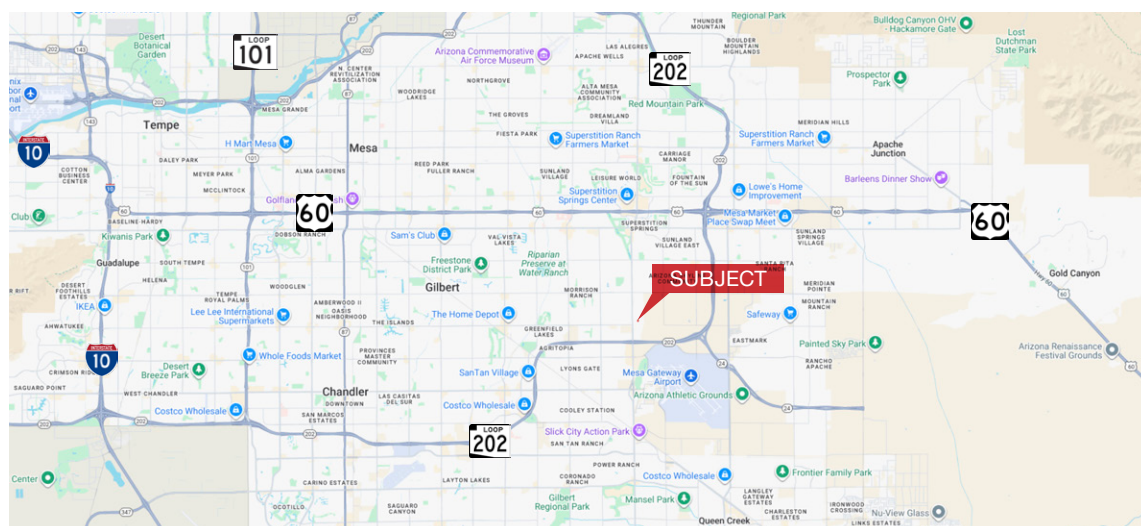
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NAIHorizon

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Site Features

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Nearly Completed New Construction

For Sale \$4,299,000

Lease Rate is \$22.20 PSF Yearly

Property Features

- 6 Offices
- Reception Area
- Break Room
- 2 Secured yards totaling 7,995 SF Combined
- Warehouse Clear Height (below truss) 17'6"
- 4 12x12 GL Doors (2 per Unit)
- 2 Onsite Restrooms
- Divisible to 4,941 SF
- Sprinklered
- Very Attractive, Brand New Construction

PROPERTY INFORMATION

Address:	6922 E Via Northgate, Mesa AZ 85212
Yard Size:	7,995 SF Combined
Building Size:	±9,941 SF
Suite 1 Size:	±5,000 SF
Suite 2 Size:	±4,941 SF
Sale Price:	\$4,299,000 (±\$432.45 PSF)
Lease Rate:	\$22.20 PSF Yearly
Power:	SRP Electric: Amps: 800, Volts: 208/120
Best Use:	Industrial
Zoning:	(CUP-LI)
Other:	Zoning is PAD, conditional use permit received
APN:	304-17-977 4

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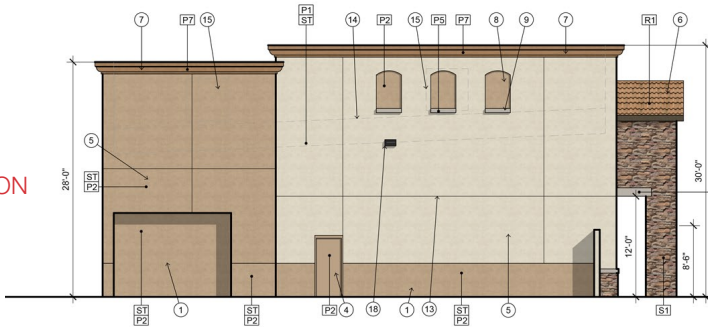
Elevation Plans

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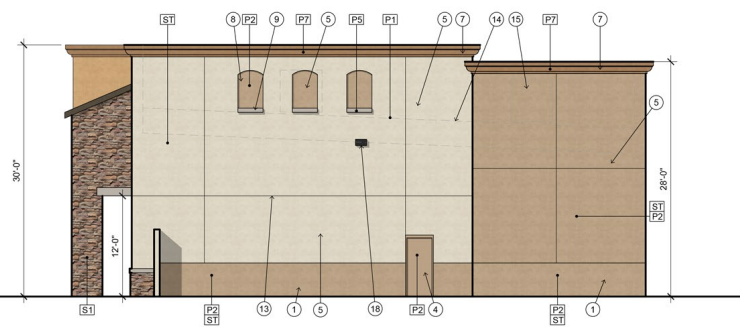
SOUTH
ELEVATION



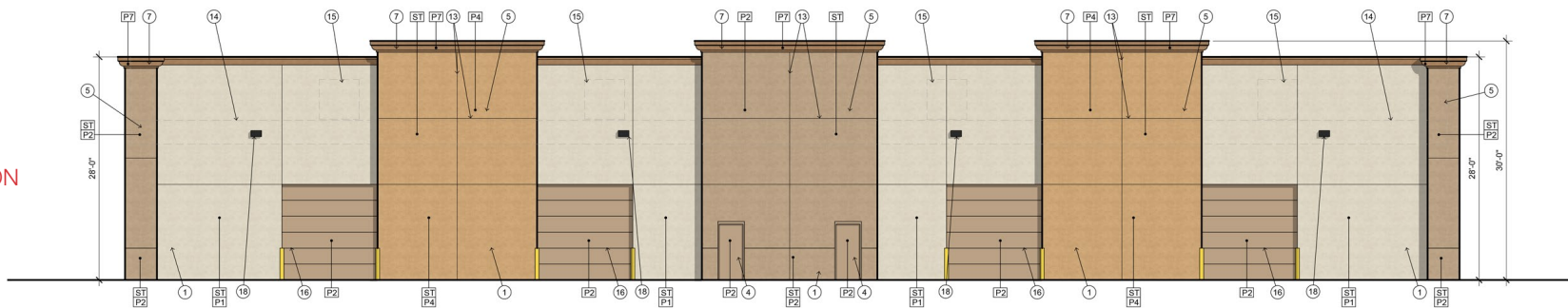
WEST
ELEVATION



EAST
ELEVATION



NORTH
ELEVATION



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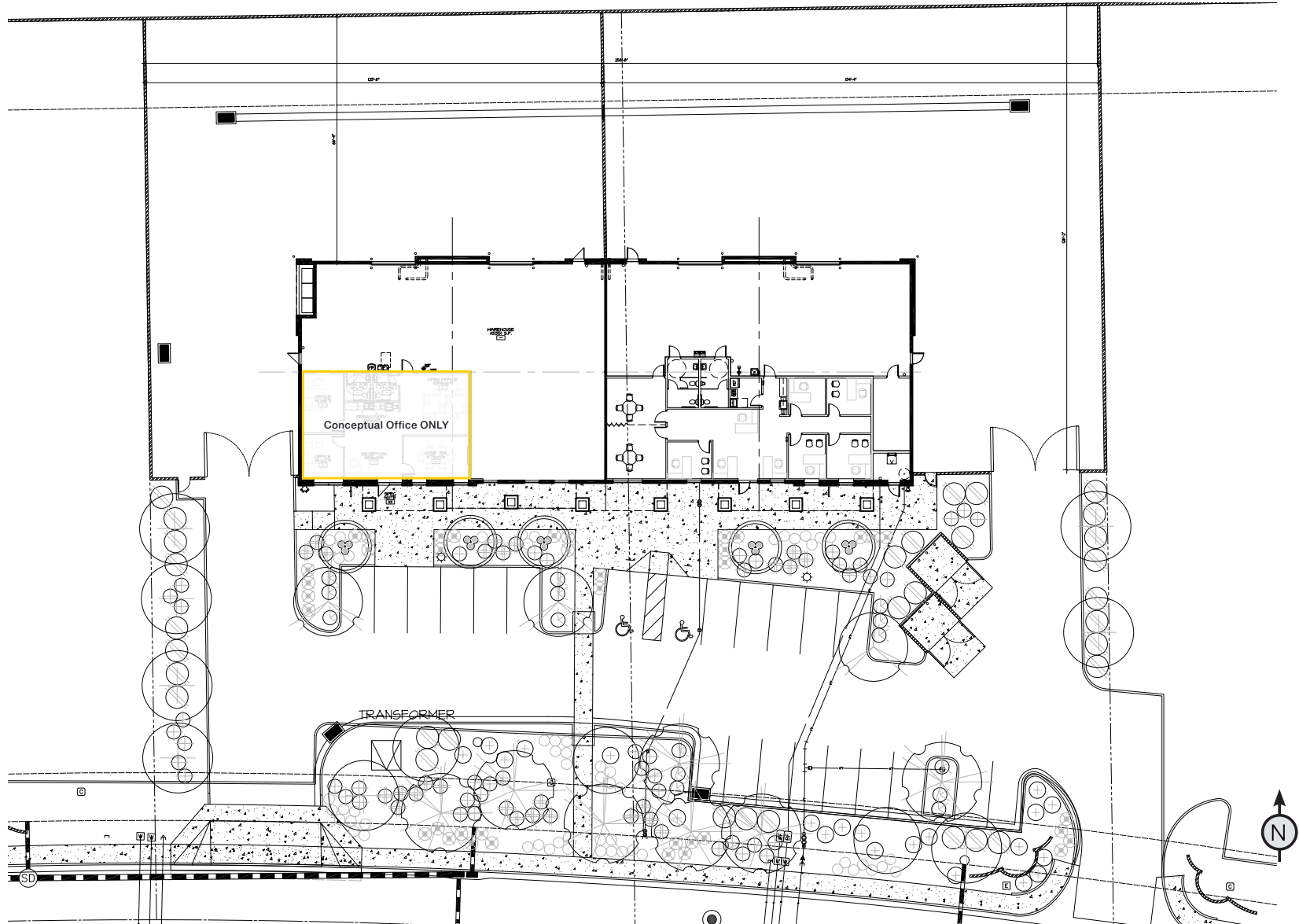


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Site Plan

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25-04-064

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