

FOR SALE | LAND

# FULLY IMPROVED INDUSTRIAL LOT

6861 E Via Northgate , Mesa, AZ 85212



coberealestate.com

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#### **PROPERTY SUMMARY**

Sale Price: Call Agent

Lot Size: 23,291 SF (.53 Acres)

**APN #:** 304-17-050

**Zoning:** L1 - Light Industrial

**Cross Streets:** S Power Rd and E Via Northgate

#### **LOCATION OVERVIEW**

Located in the Gateway Norte Business Park, 1/2 mile north of Loop 202 - SanTan Fwy, off Power Rd. Dynamic growth area near Phx-Mesa Gateway airport. Near major retail area featuring American Furniture Warehouse, Target, Walmart, Hotels and numerous restaurants.

#### **PROPERTY HIGHLIGHTS**

- Industrial Lot is Fully Improved with Water, Within Minutes of Phx-Mesa Gateway Sewer, Electric, Curb and Gutter
- Located in Gateway Norte Business Park
- Easy Access to Loop 202 SanTan Freeway
- Near Major Retail, Restaurants and Hotels

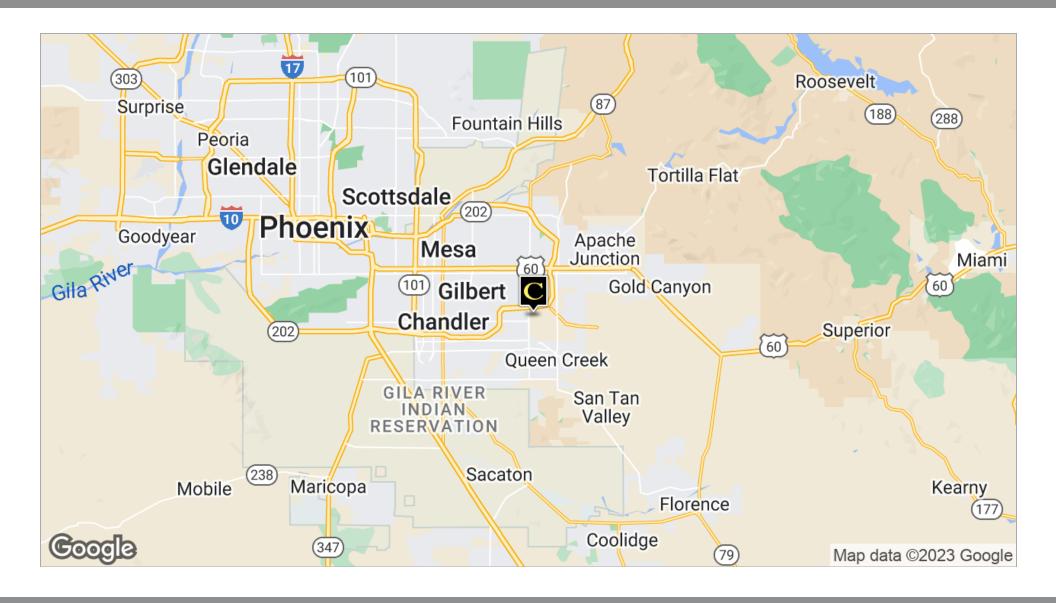
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I Mile	5 Miles	I U Miles
3,291	179,602	709,735
1,048	2,287	2,259
24.7	35.1	36.6
21.8	34.3	35.7
25.3	35.7	37.5
989	62,345	255,659
3.3	2.9	2.8
\$78,268	\$79,749	\$75,663
	\$277,045	\$266,685
	3,291 1,048 24.7 21.8 25.3 989 3.3	3,291 179,602   1,048 2,287   24.7 35.1   21.8 34.3   25.3 35.7   989 62,345   3.3 2.9   \$78,268 \$79,749

<sup>\*</sup> Demographic data derived from 2020 ACS - US Census