

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
602 852-3423 | jeff.adams@naihorizon.com

Austin Escobedo | Agent
623 340-3138 | austin.escobedo@naihorizon.com

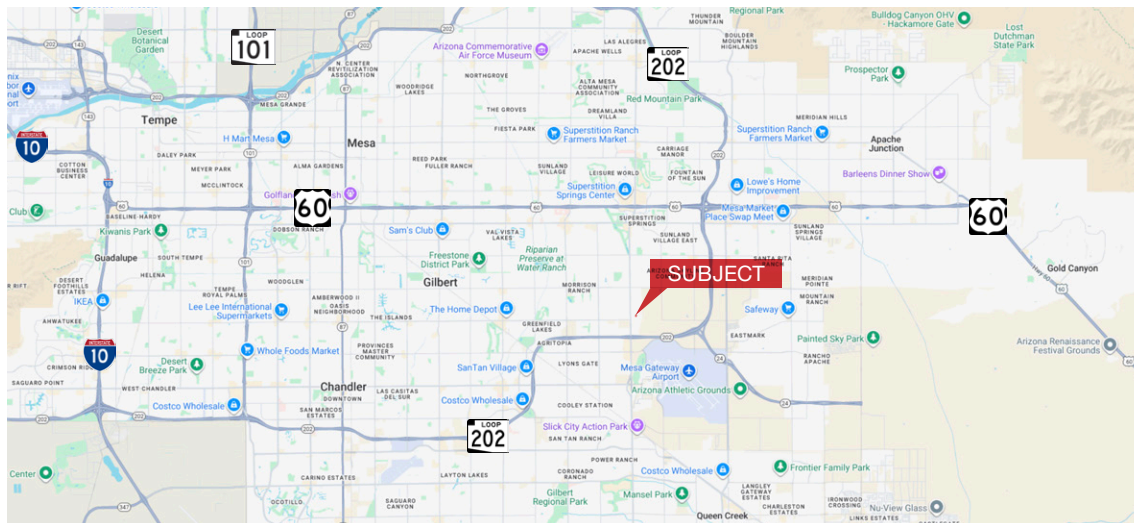
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NAIHorizon

2944 N 44th St, Suite 200,
Phoenix, AZ 85018
602 955-4000 | naihorizon.com

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 |

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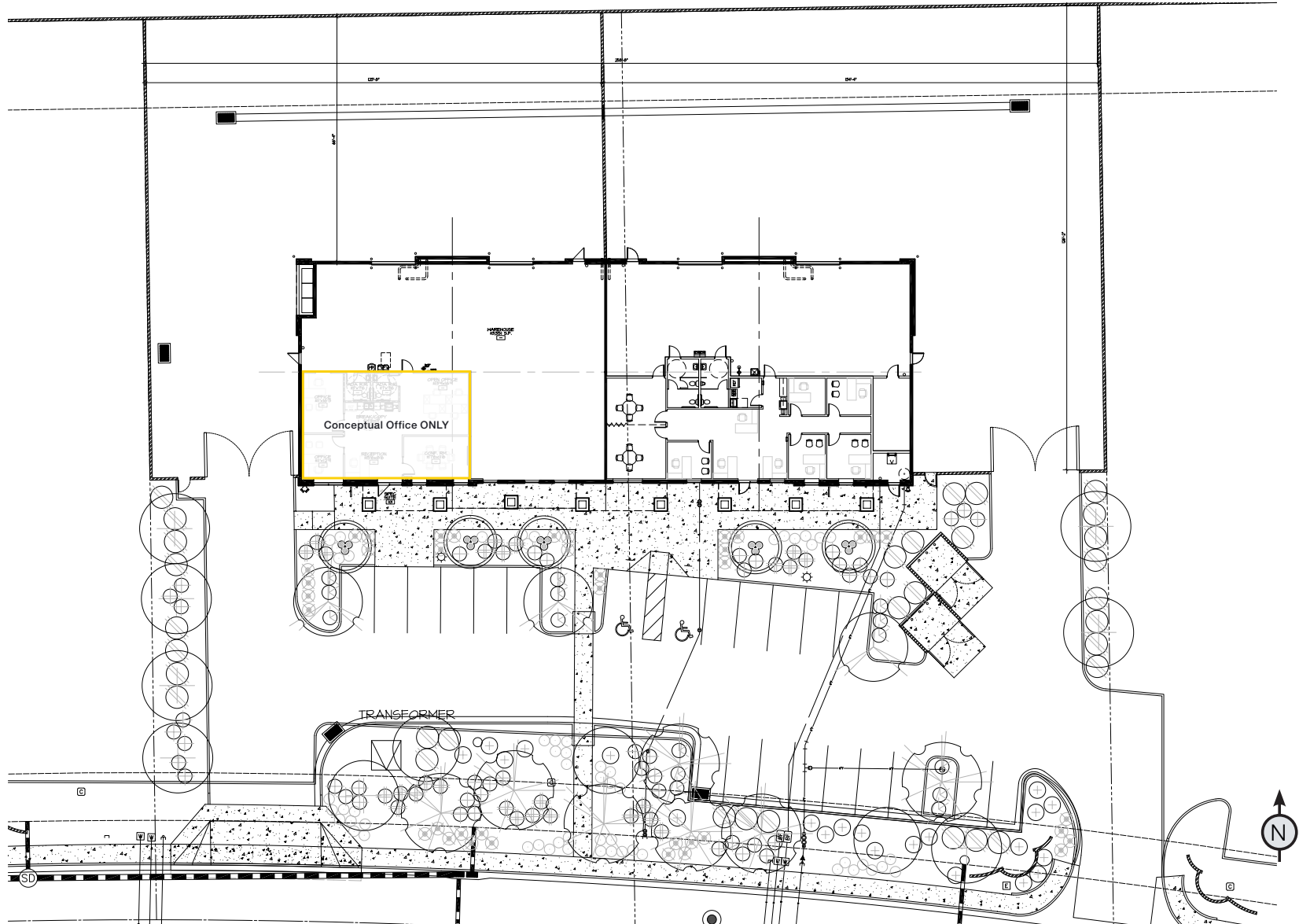
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Site Plan

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25-04-064

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