

NEWLY DEVELOPED
OPPORTUNITY

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



For Sale / For Lease

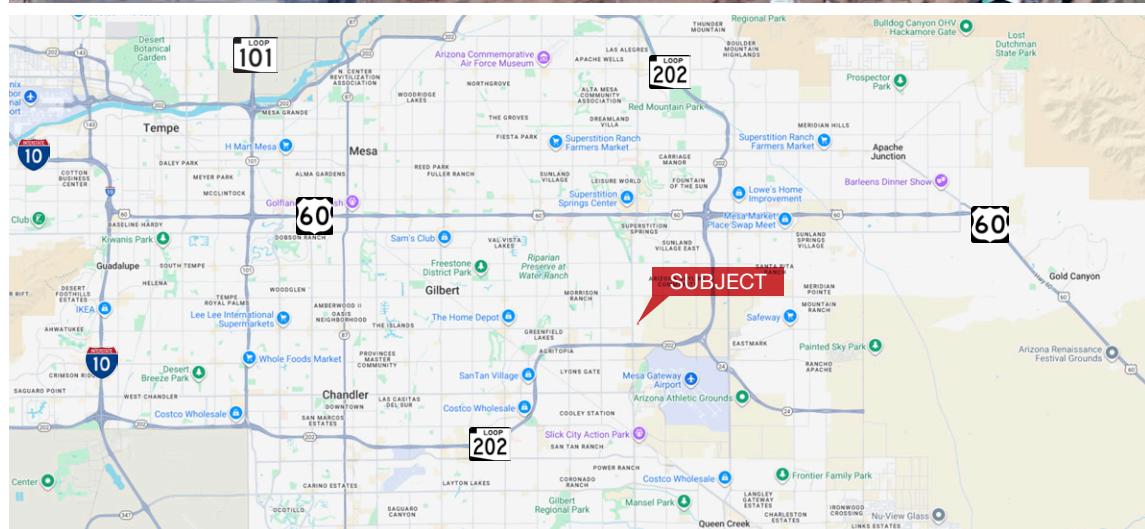
Jeff Adams | Executive Vice President
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623 340-3138 | austin.escobedo@naihorizon.com

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

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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

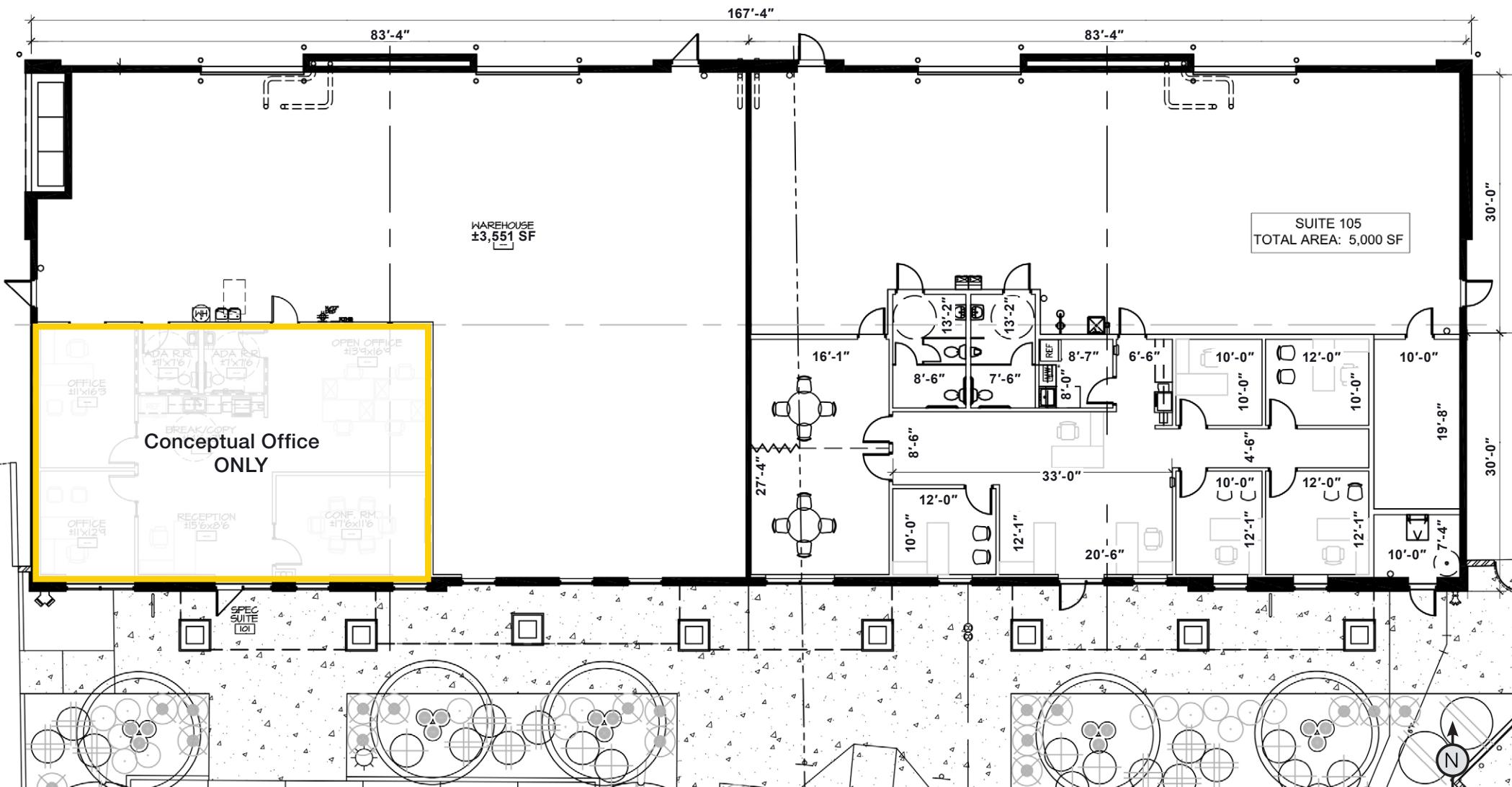
- 6 Offices
- Reception Area
- Break Room
- 2 Secured yards totaling 7,995 SF Combined
- Warehouse Clear Height (below truss) 17'6"
- 4 12x12 GL Doors (2 per Unit)
- 2 Onsite Restrooms
- Divisible to 4,941 SF
- Sprinklered
- Very Attractive, Brand New Construction

PROPERTY INFORMATION

Address:	6922 E Via Northgate, Mesa AZ 85212
Yard Size:	7,995 SF Combined
Building Size:	\pm 9,941 SF
Suite 1 Size:	\pm 5,000 SF
Suite 2 Size:	\pm 4,941 SF
Sale Price:	\$4,299,000 (\pm \$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

Floor Plan

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NOTE: FLOOR PLAN DIMENSIONS ARE APPROXIMATE

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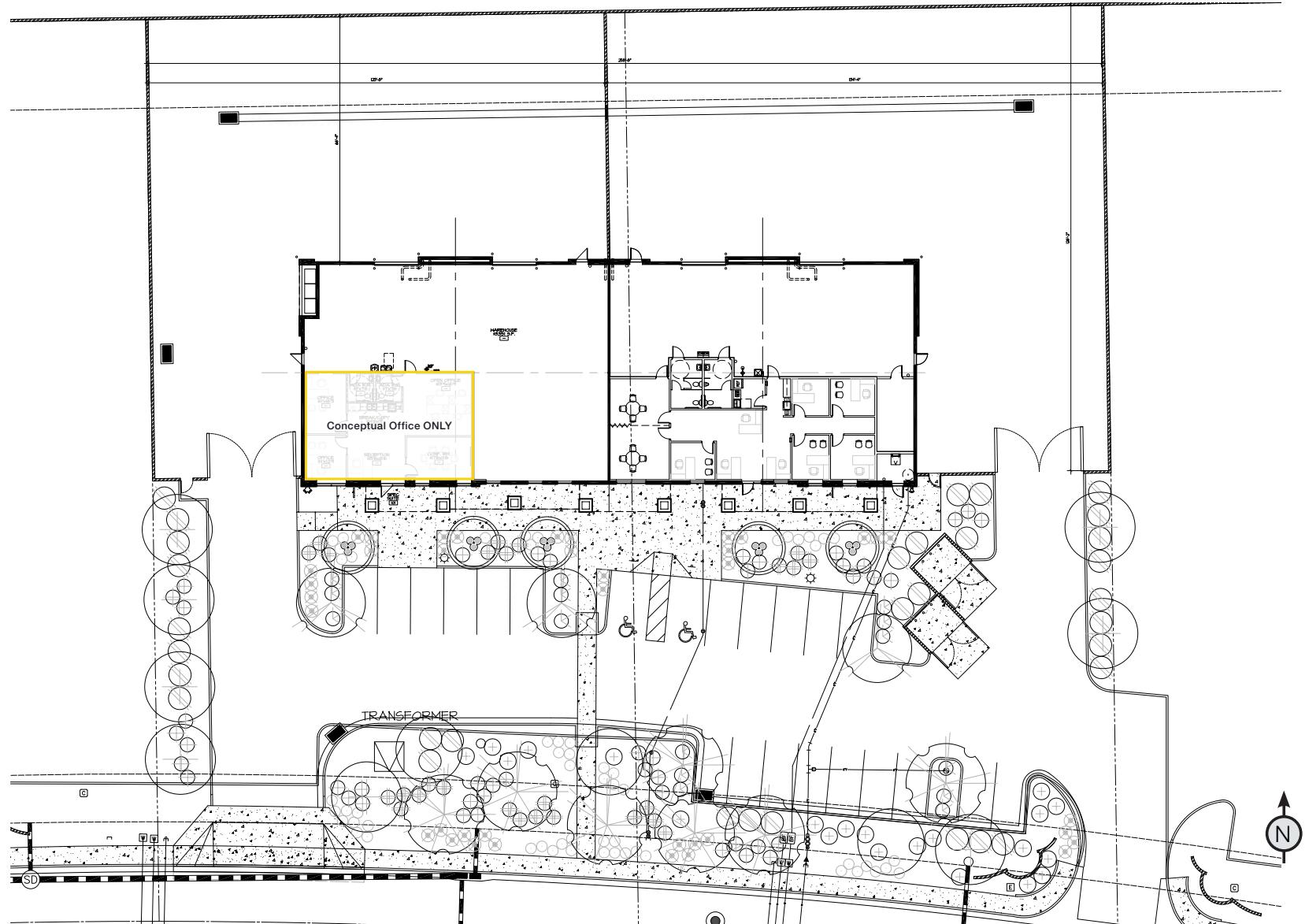
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