

±10.11 AC FOR SALE

LONGBOW

BUSINESS PARK & GOLF CLUB

MESA, ARIZONA



SITE OUTLINE NOT TO SCALE

MIKE PARKER

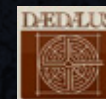
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 **±10.11** ACRES OF LAND CURRENTLY ZONED LIGHT INDUSTRIAL

 **DIVISIBLE** TO 3.3 ACRES


 **FULL DIAMOND** INTERCHANGES AT RECKER & HIGLEY ROADS

 **ALL UTILITIES** STREET FRONTAGE (WATER, SEWER, POWER, NATURAL GAS, & TELECOM CONDUIT)

 **ASKING** \$12.50/SF

 **COMMON DRAINAGE FACILITY** ONTO LONGBOW GOLF COURSE @ \$2/PSF

 **20 MIN** DRIVE FROM PHOENIX SKY HARBOR AIRPORT & PHOENIX MESA GATEWAY

 **FREEWAY MONUMENT** SIGN POTENTIAL

 **VIEWS** OF RED MOUNTAIN, MCDOWELL & SUPERSTITION MOUNTAINS FROM SITE

 **OPPORTUNITY** ZONE



DOWNTOWN TEMPE

SKY HARBOR AIRPORT

CAMELBACK MOUNTAIN

EWING
Irrigation & Landscape Supply

AD HELICOPTERS

TriMas
AEROSPACE

NORTHROP GRUMMAN

ABLE
SOLUTIONS, INC.

202

Nammo

N GREENFIELD RD

Mesa-Falson Field Airport

E MCDOWELL RD

BOEING

NORTHROP GRUMMAN

SDD
SPECIAL DEVICES, INC.

N HIGLEY RD

amazon

Sunshine Acres
CHILDREN'S HOME

N HIGLEY RD

AD HELICOPTERS

Longbow
GOLF CLUB

HOME2
SUITES BY HILTON
AT LONGBOW

N 56TH ST

TITAN
RESTORATION OF AZ

RED MOUNTAIN
SELF STORAGE & RV

±10.11 AC
E LONGBOW PKWY

SPROUTS
FARMERS MARKET

IN-N-OUT
BURGERS

Fat Cat's
ICE CREAM

202

E THOMAS RD

MOD **verizon**
Home burritos **crumbl**
cookies

N RECKER RD

N RECKER RD

SITE OUTLINE NOT TO SCALE



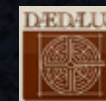
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