



WAREHOUSE / OFFICE WITH YARD FOR SALE

6927 E PARKWAY NORTE, UNIT D6 | MESA, AZ 85212

\$1,590,000

SALE PRICE

Kyle Davis
D 480.889.2566
M 203.419.5385
kdavis@cpiaz.com



The information contained herein has been obtained from various sources. We have no reason to doubt its accuracy; however, J & J Commercial Properties, Inc. has not verified such information and makes no guarantee, warranty or representation about such information. The prospective buyer or lessee should independently verify all dimensions, specifications, floor plans, and all information prior to the lease or purchase of the property. All offerings are subject to prior sale, lease, or withdrawal from the market without prior notice.

06 04 26



Warehouse / Office Unit with Fenced Gated Yard off Loop 202 Freeway

AVAILABLE FOR SALE

Gateway Norte presents an exceptional opportunity to acquire a $\pm 2,160$ square foot office and warehouse unit located in a highly accessible commercial environment. Built in 2005 and backed by versatile M-1 zoning, this property seamlessly accommodates a diverse range of light industrial, manufacturing, or service-based operations.

The facility is engineered for daily operational efficiency, featuring an 18-foot clear height and a dedicated roll-up door to streamline shipping, receiving, and distribution. A standout feature of this property is the expansive $\pm 11,600$ square foot masonry fenced and gated yard, providing highly sought-after, secure outdoor storage and staging space right off the Loop 202 Freeway. Fully equipped to support your business, this site offers the reliable, ready-to-go infrastructure needed to thrive from day one.

Property Summary

Address	6927 E Parkway Norte, Unit D6 Mesa, AZ 85212
Sale Price	\$1,590,000
Unit Size	$\pm 2,160$ SF
Yard Size	$\pm 11,600$ SF
Year Built	2005
Zoning	M-1
Clear Height	18'
Roll-Up Door	1

Highlights

- Monument Signage Available
- Located near brand new Cannon Beach Surf Park and “The Ranch”, a \$1 Billion Mixed-Use project under construction right off the Loop 202 Freeway



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Prime Mesa Location

Positioned strategically off the Loop 202 Freeway, **Gateway Norte** offers unparalleled access to the rapidly expanding Southeast Valley industrial and commercial corridor. The property draws from a robust, growing population of 87,883 residents and boasts \$1.2 billion in total consumer spending within a 3-mile radius. This strategic placement puts your business at the center of massive economic drivers, situated just north of the Phoenix-Mesa Gateway Airport.

Furthermore, the site is immediately surrounded by vibrant, large-scale community hubs and developments, offering tenants a wealth of nearby amenities. Gateway Norte sits adjacent to “The Ranch”—a massive 221-acre industrial park development—and the brand-new Cannon Beach, a 37-acre surf park anchored mixed-use development. Supported by a strong daytime employment base of 17,016 within three miles, this location captures exceptional exposure and ensures excellent connectivity for your workforce and distribution routes.



THE RANCH

221-ACRE
INDUSTRIAL PARK
DEVELOPMENT

ANTHROPOLOGIE

ANDAR



POWER RD

SITE

HUB @ 202
WAREHOUSES

E WARNER RD



COPPER RANCH
RESIDENTIAL

37-ACRE
SURF PARK
ANCHORED MIXED -
USE DEVELOPMENT

spark
by Hilton

CANNON BEACH
lifestyle + adrenaline



GURU'S
INDIAN KITCHEN



Schlotzsky's

SOSSAMAN PARK 202
WAREHOUSES



genOa
healthcare

SGW
synthetic grass warehouse

LOOP
202

Gilbert Gateway
Towne Center

TARGET. PETSMART

WORLD MARKET. COST PLUS. Chick-fil & ROSS
DRESS FOR LESS

CHIPOTLE MEXICAN GRILL. chilis. TEXAS ROADHOUSE. Wendy's



eggstasy
breakfast • lunch • mimosas



FCP EURO

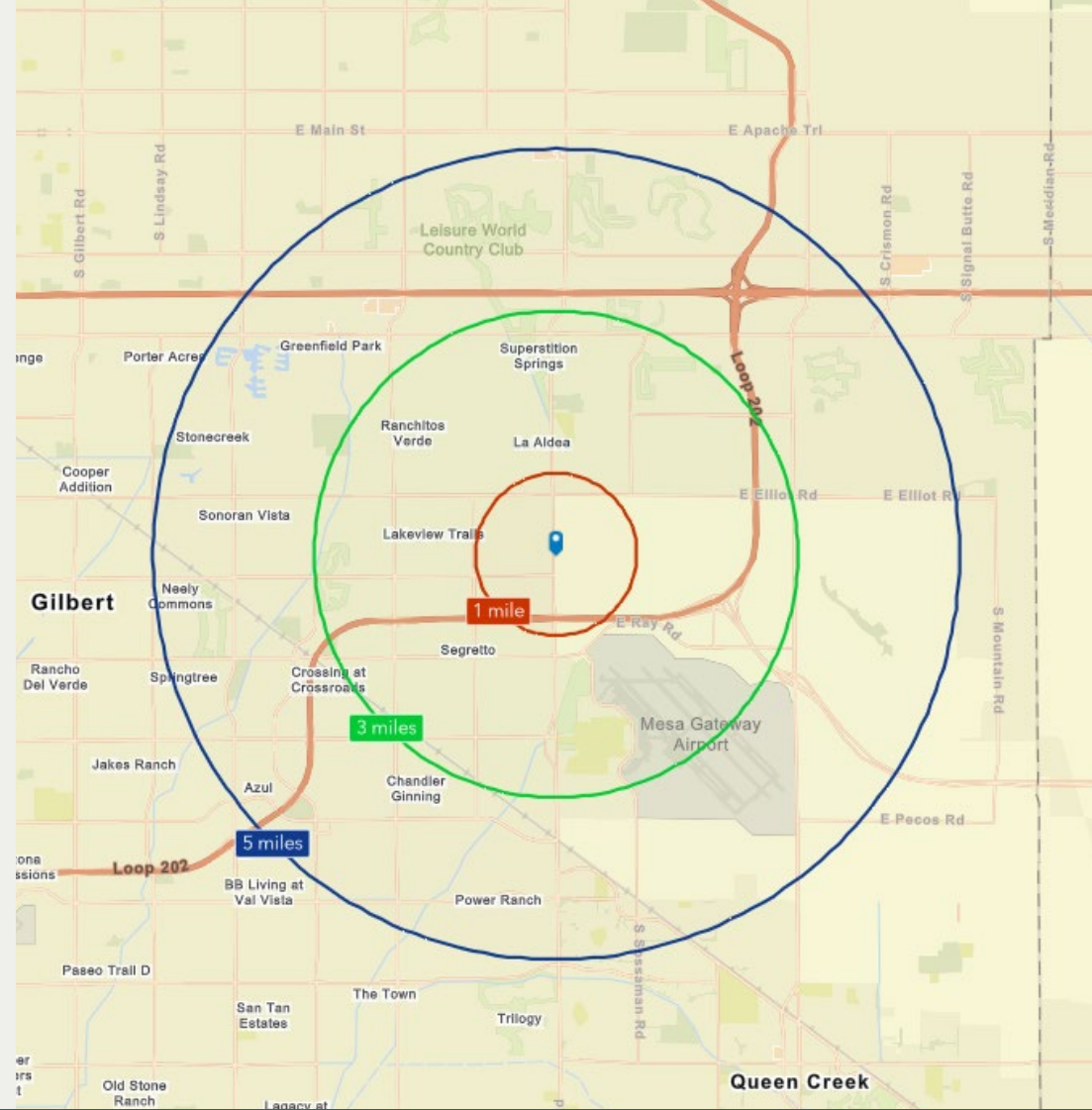
POTATO BARN
UNIQUE HOME FURNISHINGS

PhxMesa
Gateway
Airport



Demographics

	1 Mile	3 Miles	5 Miles
2025 Population	3,743	87,883	261,537
Annual Growth 2020 - 2025	2.0%	1.7%	1.4%
2025 Households	1,137	28,575	91,600
Median Age	31.2	35.3	37.7
Bachelor's Degree or Higher	52%	41%	39%
Avg HH Income	\$122,884	\$135,734	\$129,209
Total Consumer Spending	\$45M	\$1.2B	\$3.6B
Daytime Employment	1,840	17,016	79,063
Businesses	229	2,248	11,241
Median Home Value	\$740,765	\$532,138	\$496,664



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TEMPE: 2323 W University Drive, Tempe, AZ 85281 | 480.966.2301
 SCOTTSDALE: 8767 E Via de Commercio, Suite 101, Scottsdale, AZ 85258 | www.cpiaz.com

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