

31,048 SF (35,818 SF W/ UPSTAIRS OFFICE) 3-4 TENANT SMALL-BAY INDUSTRIAL OPPORTUNITY

Mesa

FOR LEASE



Ranked #1 U.S. Industrial Market!
Phoenix-Mesa-Chandler MSA



±71,272 SF
BUILDING



±1.90 AC
LOT AREA



1959
YEAR BUILT

PROPERTY HIGHLIGHTS

ADDRESS	260 S Hibbert St.
LOCATION	Phoenix, AZ 85210
YEAR BUILT	1959
PROPERTY TYPE	Warehouse/Manufacturing
BUILDING SIZE	Up to ±71,272
LOT AREA	±1.90 AC
CLEAR HEIGHTS	15' - 25'
LOADING	5 Dock Doors 2 Ground-Level
CONSTRUCTION	Masonry
RENOVATION	Exterior Improvements Completed/Underway

DWG Capital Group is pleased to offer 260 S. Hibbert for lease — a newly repositioned, urban-infill industrial opportunity in the heart of Downtown Mesa. The property now features newly demised floor plan options, creating a rare 3-4 tenant small-bay industrial opportunity for users seeking flexible space in one of the Southeast Valley's most compelling infill locations.

Following significant capital investment and repositioning, the asset can accommodate a wide range of tenants, including: traditional manufacturing, distribution, logistics, sports-based users, incubator businesses, creative industrial users, showroom tenants, and growth-stage operators.

With strong access to Gilbert, Chandler, Broadway, US-60, Loop 101, and Loop 202, 260 S. Hibbert combines central location, authentic character, functional utility, and flexible leasing configurations. *Leasing activity is already building*, with one space nearing execution and multiple inquiries on the remaining availabilities.



NEWLY DEMISED FLOOR PLANS



3-4 TENANT SMALL-BAY OPTIONALITY



DOWNTOWN MESA URBAN INFILL

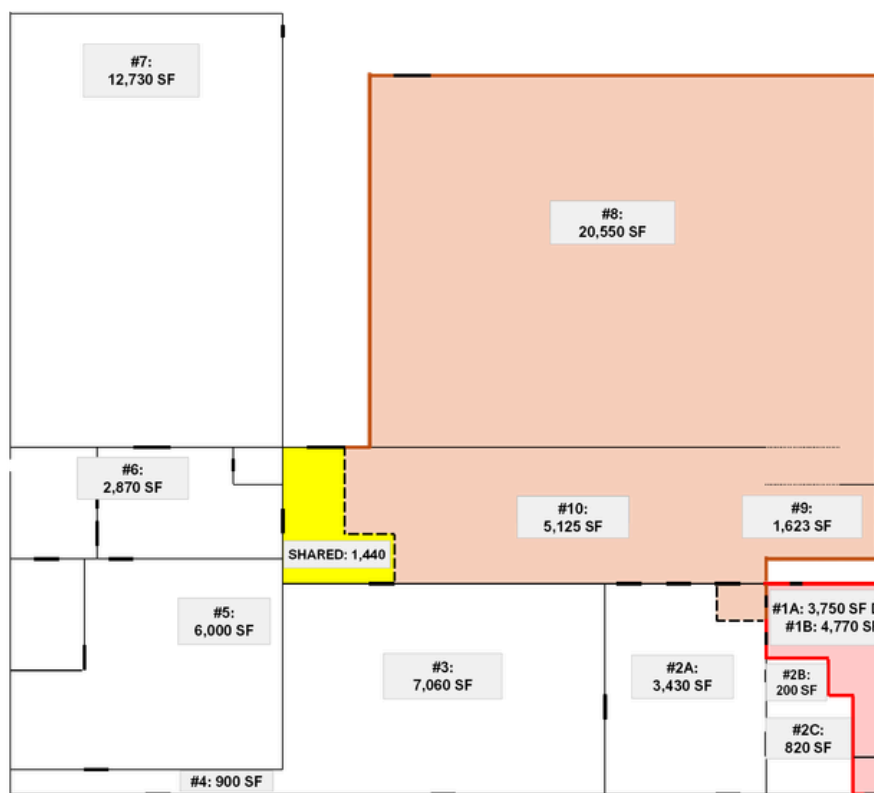
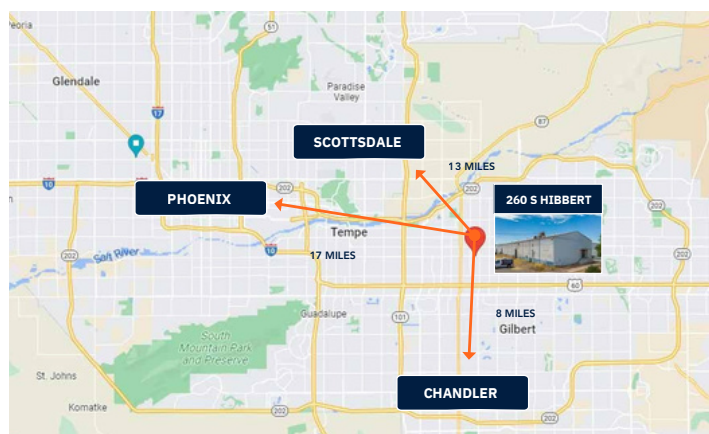


HEAVY POWER + FUNCTIONAL LOADING

- UNIT 1:**
31,048 SF (35,818 SF W/ UPSTAIRS OFFICE)
#8: 20,550 SF (WAREHOUSE/INDUSTRIAL)
#9: 1,623 SF (DOCK)
#10: 5,125 SF (WAREHOUSE/INDUSTRIAL)
#1A: 3,750 SF (OFFICE)

- Front Building w/ S. Hibbert street exposure.
- Additional Office (#1b - 4,770 SF) available if needed
- 2 Semi-level Truck docks + 2 ground-level roll-up doors
- Pallet Racking available

RANKED #1 AMONG INDUSTRIAL MARKETS:



IDEAL FOR

- Manufacturing
- Distribution
- Logistics
- Sports-Based Users
- Incubator/Growth-Stage Businesses
- Creative Industrial
- Showroom/Hybrd Users
- Long-Term Occupants