

# 11,510 SF (16,280 SF W/ UPSTAIRS OFFICES) 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

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

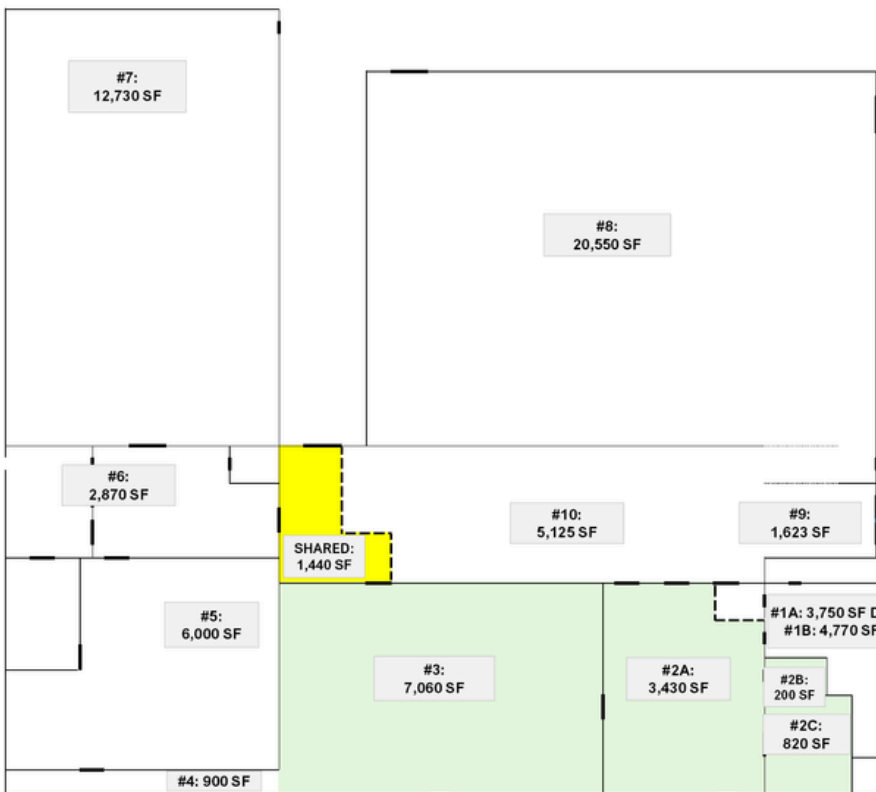
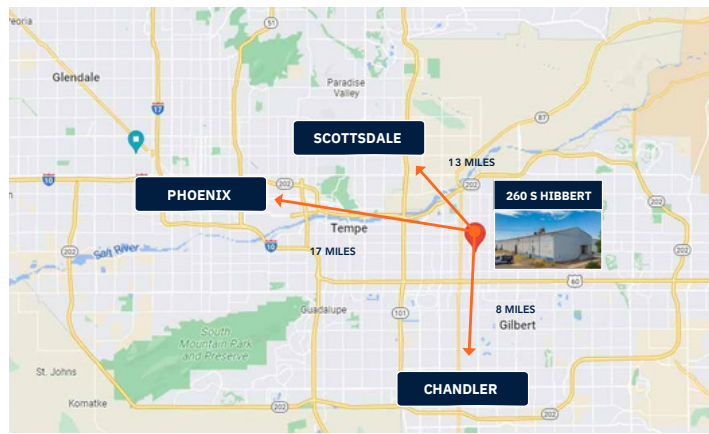


**HEAVY POWER + FUNCTIONAL LOADING**

**UNIT 2 (OPTION A):**  
11,510 SF (16,280 SF W/ UPSTAIRS OFFICES)  
#2A: 3,430 SF (WAREHOUSE/INDUSTRIAL)  
#2B: 200 SF (RESTROOMS)  
#2C: 820 SF (WAREHOUSE OR OFFICE)  
#3: 7,060 SF (WAREHOUSE/INDUSTRIAL/COLD STORAGE)

- 3rd Avenue street exposure.
- Space #3 - 7,060 SF is fully-insulated for **Cold Storage**
- Additional Office (**#1b - 4,770 SF**) available if needed
- 2 Semi-level Truck docks + 1 ground-level doors
- Pallet Racking available

### RANKED #1 AMONG INDUSTRIAL MARKETS:



### IDEAL FOR

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