

35,450 SF (40,220 SF W/ UPSTAIRS OFFICES)

3-4 TENANT SMALL-BAY INDUSTRIAL OPPORTUNITY



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 X (UNITS 2 + 3):

35,450 SF (40,220 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)

#7: 12,730 SF (WAREHOUSE/INDUSTRIAL, COLD STORAGE)

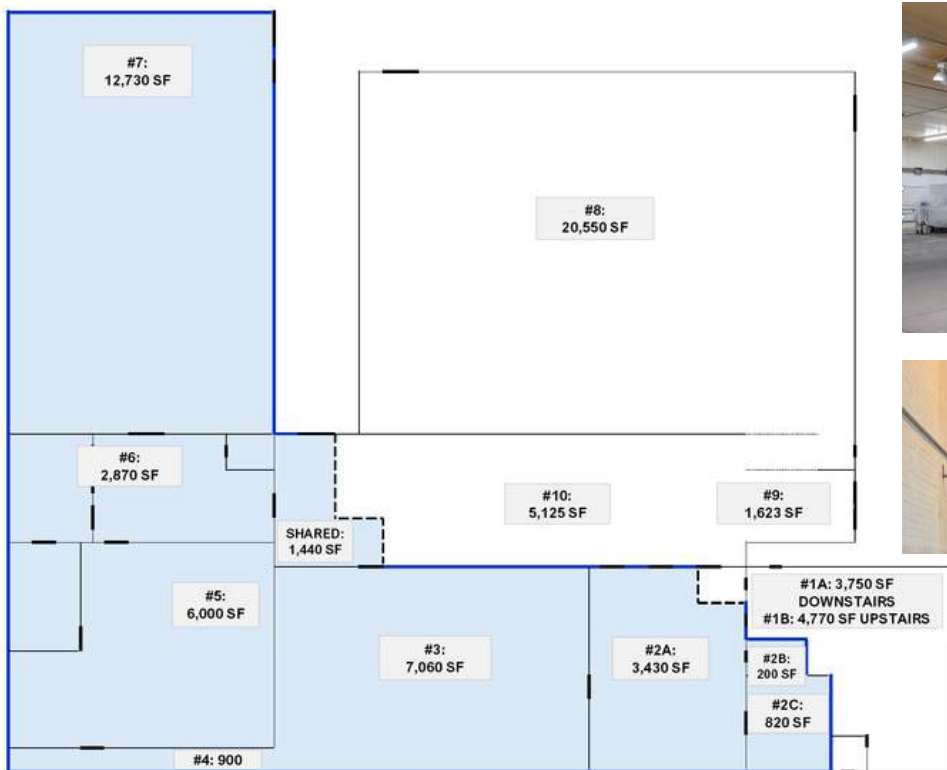
#6: 2,870 SF (WAREHOUSE/INDUSTRIAL)

#5: 6,000 SF (WAREHOUSE/INDUSTRIAL, COLD STORAGE)

#4: 900 SF (WAREHOUSE/DOCK)

SHARED: 1,440 SF (WAREHOUSE/INDUSTRIAL)

- 3rd Avenue street exposure.
- Space #3 - 7,060 sf is fully-insulated for **Cold Storage**
- Space #7 - 12,730 sf is Fully Insulated for **Cold Storage**
- Space #5 - 6,000 sf is Fully Insulated for **Cold Storage**
- Includes 3-desk shop office
- Additional Office (#1b - 4,770 SF) available if needed
- 3 Semi-level Truck docks + 1 ground-level doors
- Pallet Racking available



IDEAL FOR

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