

NEW LAYOUTS + NEW AVAILABILITIES

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

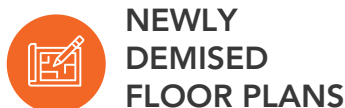
PROPERTY HIGHLIGHTS

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

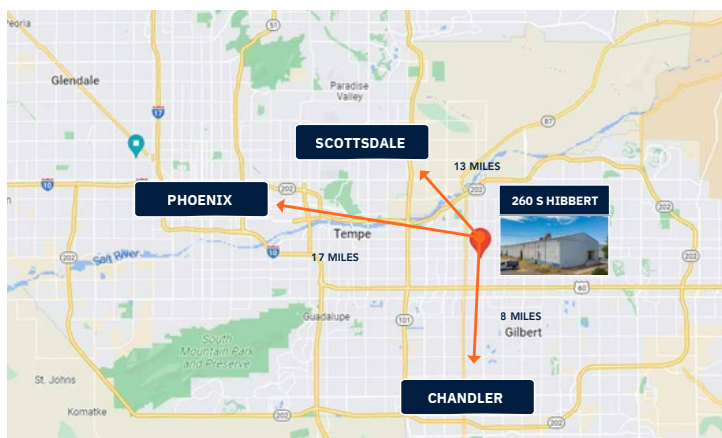


DOWNTOWN MESA URBAN INFILL



HEAVY POWER + FUNCTIONAL LOADING

RANKED #1 AMONG INDUSTRIAL MARKETS:



NEW LEASING CONFIGURATIONS

UNIT 1: 31,048 SF
(35,818 SF w/ upstairs office)

UNIT 2A: 11,510 SF
(16,280 SF w/ upstairs offices)

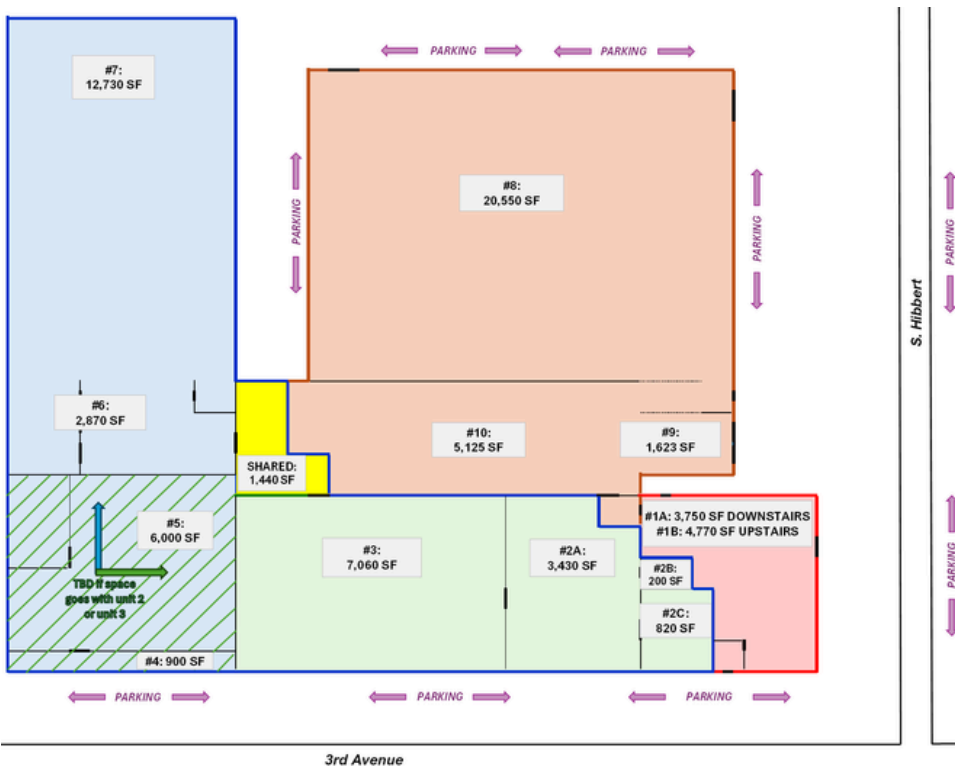
UNIT 2B: 18,410 SF
(23,180 SF w/ upstairs offices)

UNIT 3A: 15,600 SF

UNIT 3B: 22,500 SF

UNIT X: 35,450 SF
(40,220 SF w/ upstairs offices)

Other creative combinations available to be tailored to your business needs.



IDEAL FOR

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