

Available For Lease

260 S Hibbert, Mesa, <u>AZ 85210</u>



## **Property Summary**

260 S Hibbert, Mesa, AZ 85210 offers 71,272 SF of industrial facility is available for lease on a 1.84-acre site in Mesa, AZ. Zoned Industrial, the building features 3 drive-in doors, 2 dock-high doors, and a 20' clear height. With 600a/120 power, it's well-equipped to handle a variety of industrial operations. The location offers strong regional connectivity in the East Valley industrial market.



## **Property Specs**

Address - 260 S Hibbert, Mesa, AZ 85210

Type - Lease

**Total SF -** 71,272 SF

Acreage - 1.84

**Drive-ins -** 3

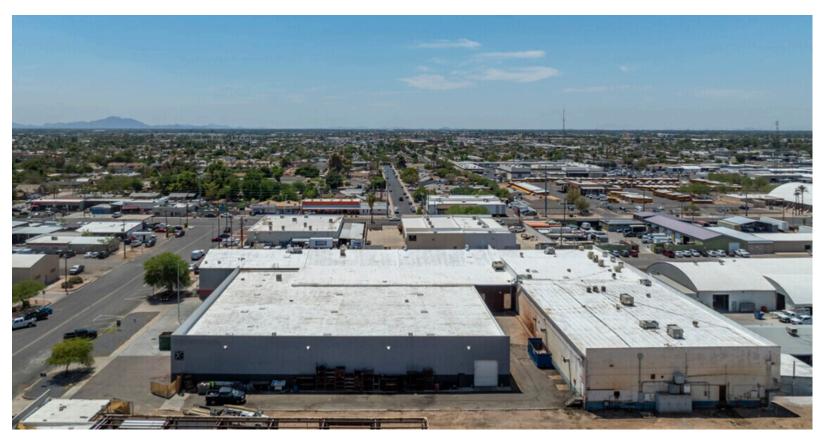
**Dock Doors - 2** 

Clear Height - 20'

**Power -** 600a/120

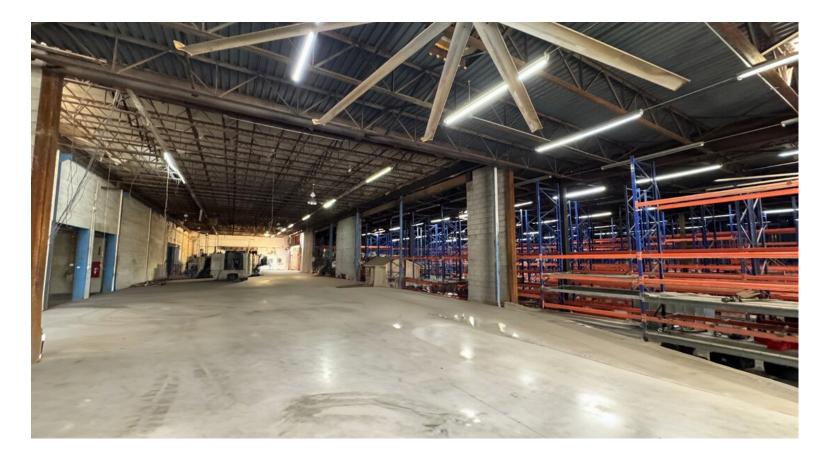
**Zoning -** Industrial

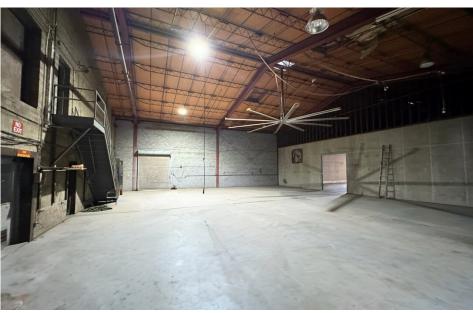














## **Prime Industrial Location - Mesa, AZ**

260 S Hibbert Street is strategically positioned within Mesa's established industrial and service corridor, offering strong connectivity to the greater Phoenix metro area. The property benefits from quick access to US-60 (Superstition Freeway), Loop 101, and Loop 202, enabling efficient east–west and north–south regional distribution across the East Valley and broader Phoenix market. Located minutes from Downtown Mesa, Phoenix Sky Harbor International Airport, and major employment centers, the site is well-suited for warehousing, light manufacturing, service operations, and last-mile distribution. Surrounding commercial corridors and dense residential neighborhoods further support strong labor accessibility and operational convenience.

## **Distances**

**US-60 - 1.3 Miles** 

Loop 101 - 4.8 Miles

Loop 202 - 5.6 Miles

**Downtown Mesa - 2.0 Miles** 

**Phoenix Sky Airport - 12.5 Miles** 

**Downtown Phoenix - 13.8 Miles** 





Available For Lease

260 S Hibbert, Mesa, AZ 85210

