



*Available For Lease*

**260 S Hibbert,  
Mesa, AZ 85210**





# *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**







# Danny Miles



Vice President Of Acquisitions



(315) 378-9921



[Danny@IronHornEnterprises.com](mailto:Danny@IronHornEnterprises.com)

*Available For Lease*

**260 S Hibbert,  
Mesa, AZ 85210**

