

MESA, ARIZONA

# FOR LEASE

3 MONTHS FREE RENT



**Ranked #1 U.S. Industrial Market!**  
Phoenix-Mesa-Chandler MSA



±71,272 SF  
BUILDING



±1.90 AC  
LOT AREA



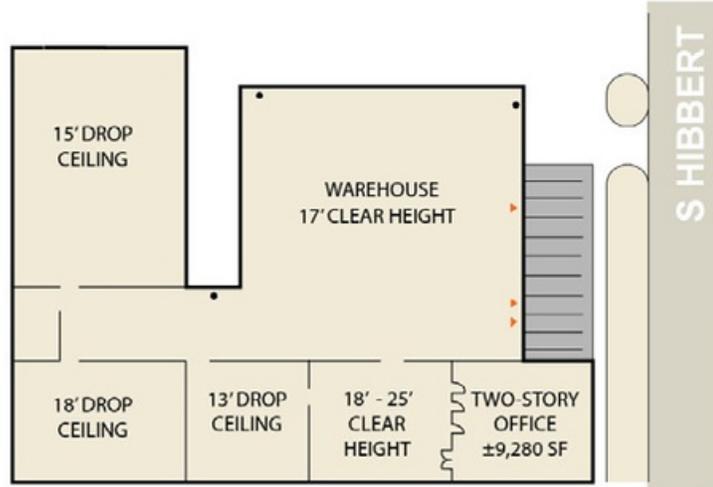
1959  
YEAR BUILT

## PROPERTY SPECIFICATIONS

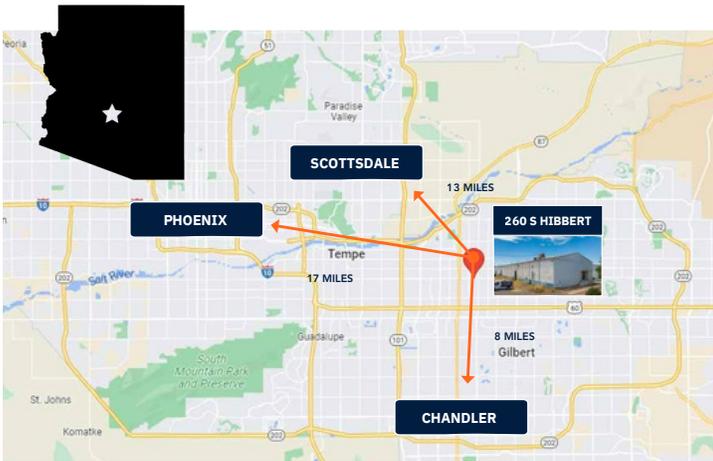
ADDRESS	260 S Hibbert St.
CITY + STATE	Mesa, AZ 85210
YEAR BUILT	1959 (2025 Exterior Reno)
PROPERTY TYPE	Warehouse & Manufacturing
BUILDING SIZE	±71,272 SF
LOT AREA	±1.90 AC
CLEAR HEIGHTS	15' - 25'
DRIVE-IN DOORS	2
LEVELATORS	3
DOCKS	3
CONSTRUCTION	Masonry

DWG Capital Group is pleased to offer a rare urban-infill leasing opportunity in the heart of Mesa's industrial core. 260 S. Hibbert St. is a ±71,272-square-foot freestanding tilt-wall industrial facility ideal for tenants seeking a strategic, central location with functional infrastructure and high-growth upside. Lease as full-site 72K SF users or expanding operators — with 15K, 22K, or 33K SF partial options and contiguous small bay combinations as needed.

Located within the Phoenix-Mesa-Chandler MSA— one of the top 5 industrial markets in the U.S.— this property is minutes from US-60, Loop 101, and Loop 202, and sits in a federally designated Opportunity Zone. The building features varying clear heights from 15' to 25', providing flexibility for different storage and manufacturing needs. With dock-high and grade-level loading, heavy power, and partial temperature-controlled space, this versatile asset is ideal for distribution, manufacturing, or cold storage.



## RANKED #1 AMONG INDUSTRIAL MARKETS:



## 3-4 UNIT MULTI-TENANT PLAN

- ±22,501 SF Total | ±500 SF Shop/Office  
Cold Storage Available
- ±33,485 SF Total | ±4762 SF Office
- ±15,265 SF Total | ±4764 SF Shop/Office  
Cold Storage Available
- or multiple contiguous spaces as demand dictates

## RENTAL OPTIONS

- Lease as single-tenant asset already 90 % turned and market-ready | **RENTAL RATE:** Market
- Lease as multi-tenant NNN small bay NNN rents | **RENTAL RATE:** Market

