

**ATTN: TENANT REP BROKERS,  
NEW LAYOUTS + NEW AVAILABILITIES  
3-4 TENANT SMALL-BAY INDUSTRIAL OPPORTUNITY**



**UNIT 1: 31,048 SF  
UNIT 2A: 11,510 SF  
UNIT 2B: 18,410 SF  
UNIT 3A: 15,600 SF  
UNIT 3B: 22,500 SF,  
UNIT X: 35,450 SF,**

**FOR LEASE**

**DWG CAPITAL GROUP**



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



**±71,272 SF  
BUILDING**



**±1.90 AC  
LOT AREA**



**1959  
YEAR BUILT**

**PROPERTY HIGHLIGHTS**

<b>ADDRESS</b>	260 S Hibbert St.
<b>LOCATION</b>	Phoenix, AZ 85210
<b>YEAR BUILT</b>	1959
<b>PROPERTY TYPE</b>	Warehouse/Manufacturing
<b>BUILDING SIZE</b>	Up to ±71,272
<b>LOT AREA</b>	±1.90 AC
<b>CLEAR HEIGHTS</b>	15' - 25'
<b>LOADING</b>	5 Dock Doors   2 Grnd-Level
<b>CONSTRUCTION</b>	Masonry
<b>RENOVATION</b>	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.



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**NEWLY DEMISED FLOOR PLANS**
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**3-4 TENANT SMALL-BAY OPTIONALITY**
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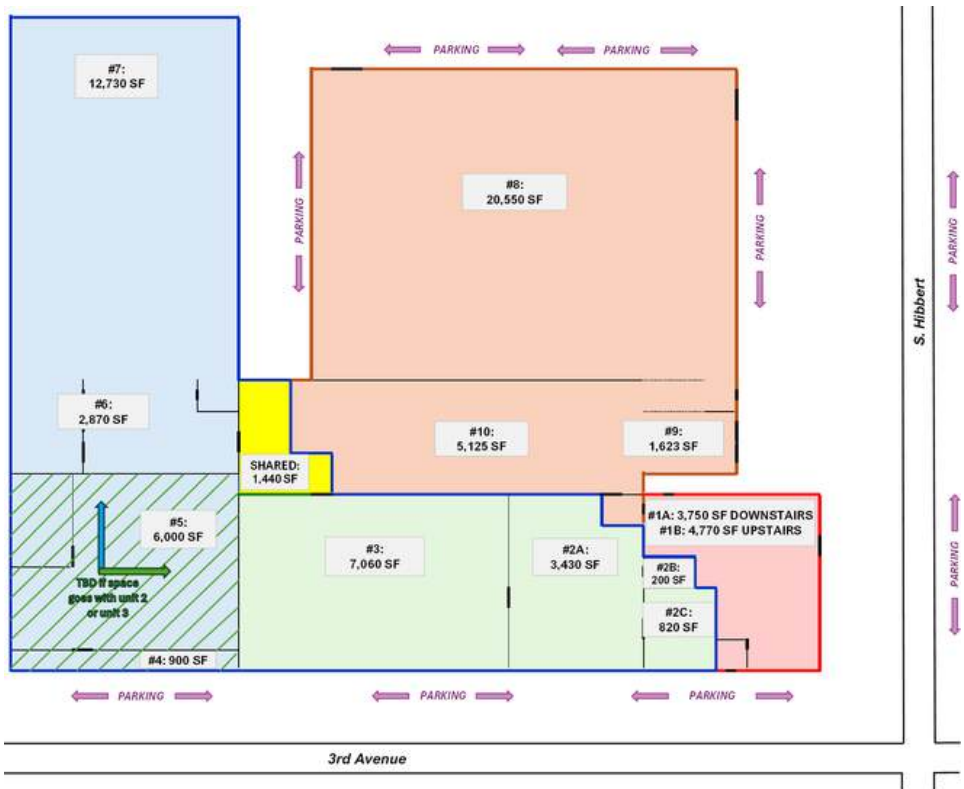
**DOWNTOWN MESA URBAN INFILL**
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**HEAVY POWER + FUNCTIONAL LOADING**

**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)

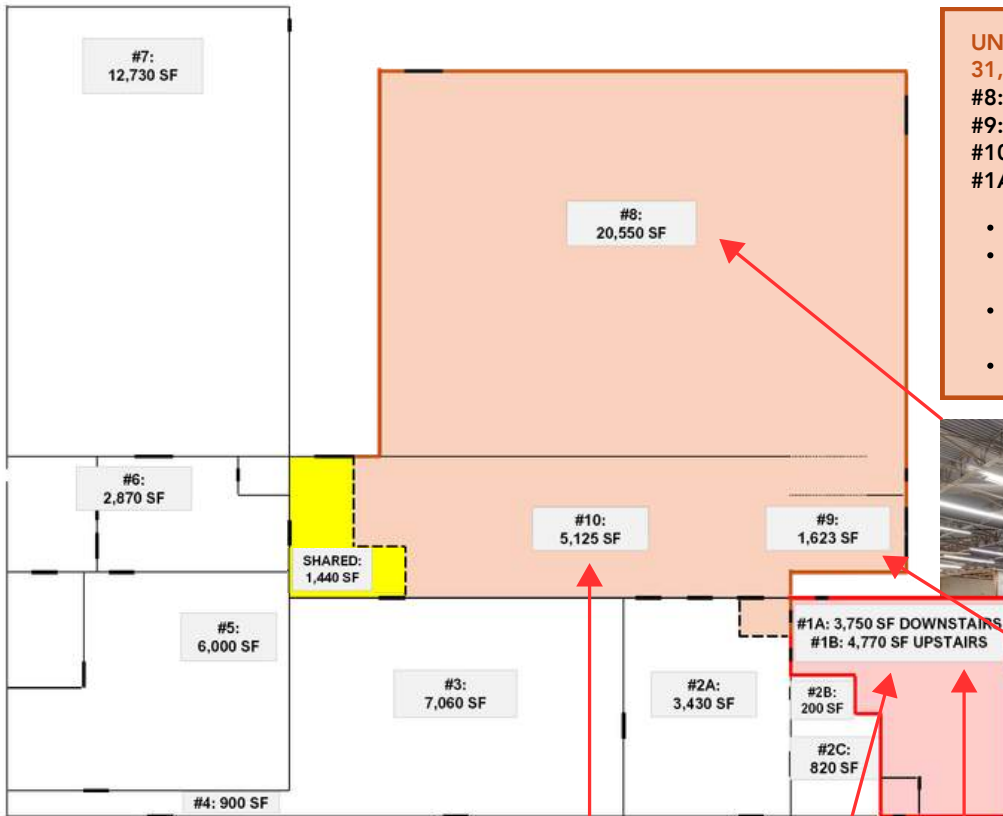
*Other creative combinations available to be tailored to your business needs.*



**IDEAL FOR**

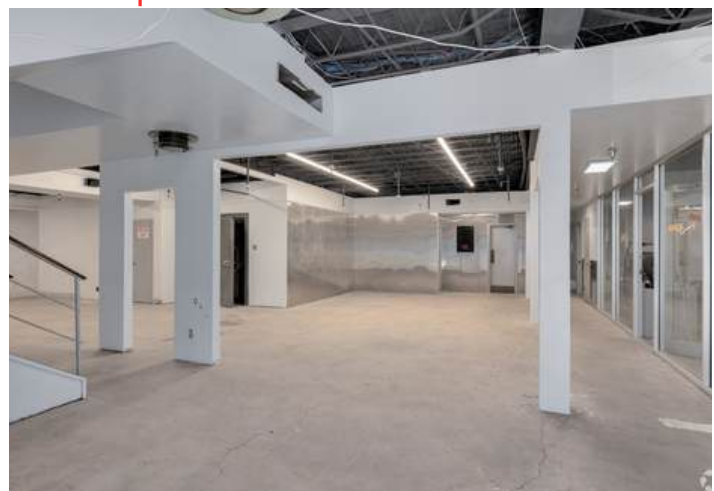
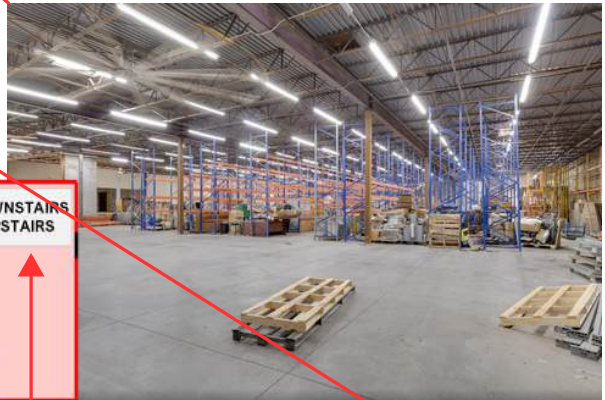
- MANUFACTURING
- INCUBATOR/GROWTH-STAGE BUSINESSES
- DISTRIBUTION
- CREATIVE INDUSTRIAL
- LOGISTICS
- SHOWROOM/HYBRID USERS
- SPORTS-BASED USERS
- LONG-TERM OCCUPANTS

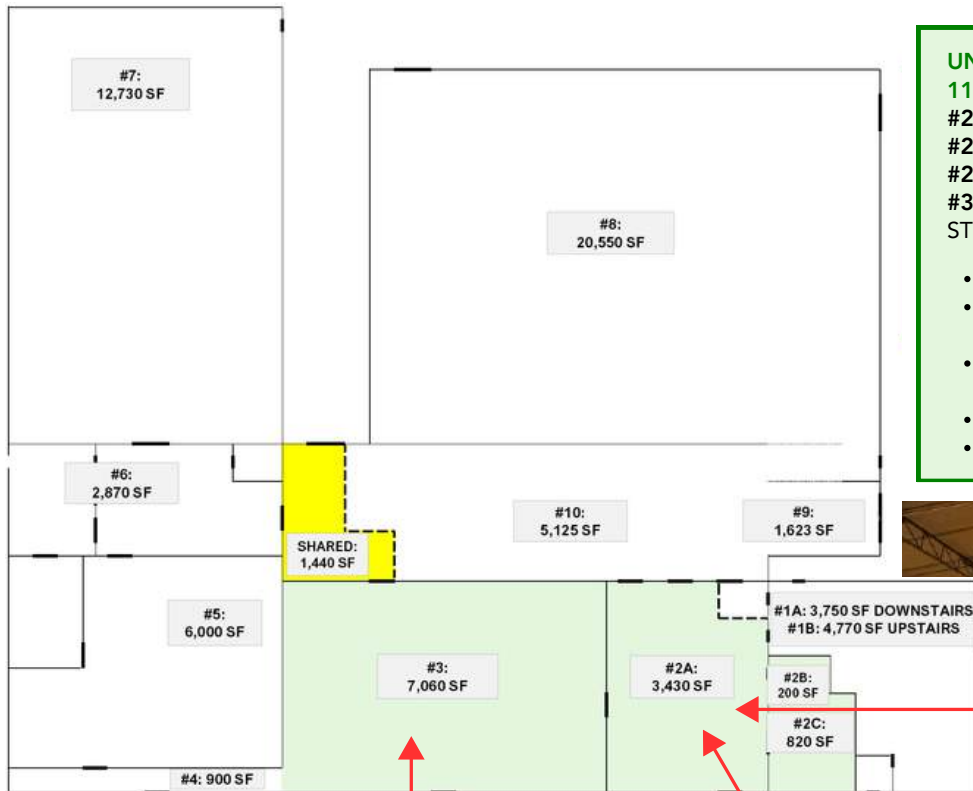
# UNIT 1: 31,048 SF



**UNIT 1:**  
**31,048 SF (35,818 SF W/ UPSTAIRS OFFICE)**  
**#8: 20,550 SF (WAREHOUSE/INDUSTRIAL)**  
**#9: 1,623 SF (DOCK)**  
**#10: 5,125 SF (WAREHOUSE/INDUSTRIAL)**  
**#11A: 3,750 SF (OFFICE)**

- Front Building w/ S. Hibbert street exposure.
- Additional Office (#1b - 4,770 SF) available if needed
- 2 Semi-level Truck docks + 2 ground-level roll-up doors
- Pallet Racking available





**UNIT 2 (OPTION A):**  
**11,510 SF (16,280 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)**

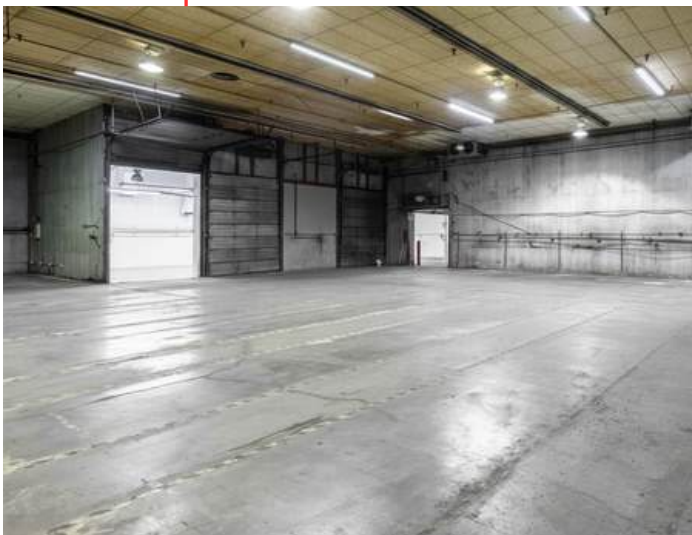
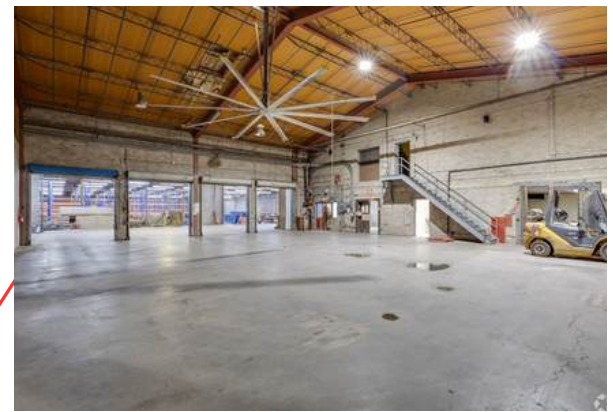
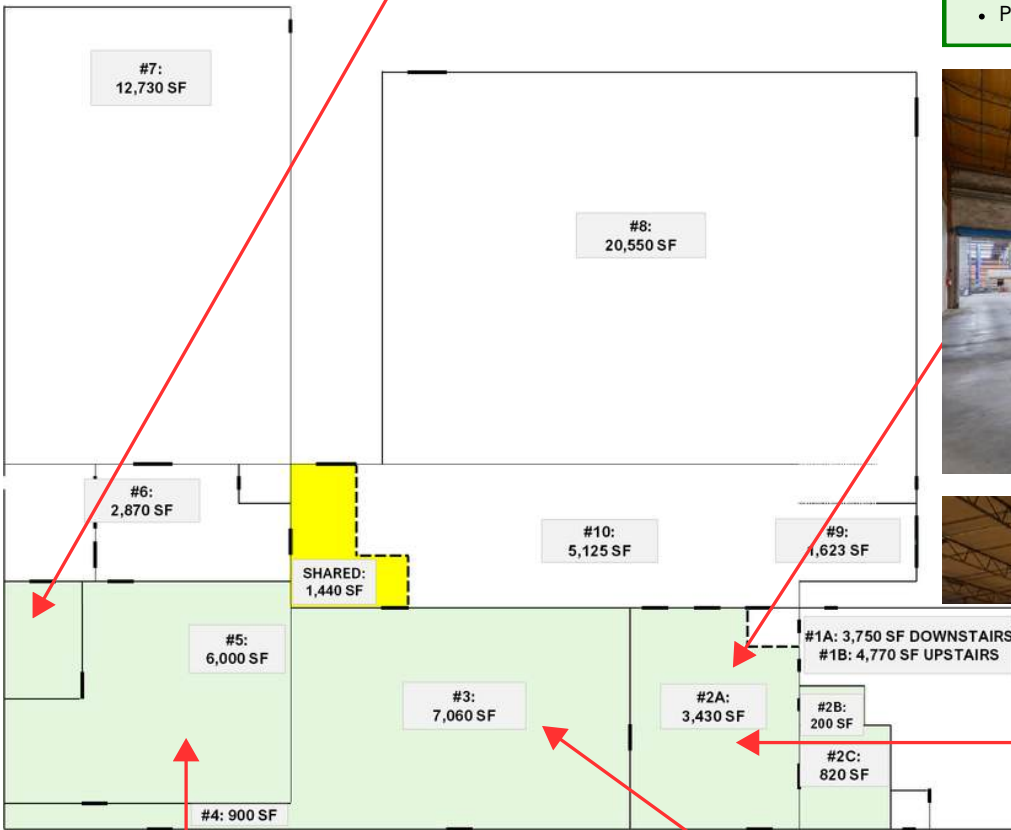
- 3rd Avenue street exposure.
- Space #3 - 7,060 SF is fully-insulated for **Cold Storage**
- Additional Office (**#1b - 4,770 SF**) available if needed
- 2 Semi-level Truck docks + 1 ground-level doors
- Pallet Racking available

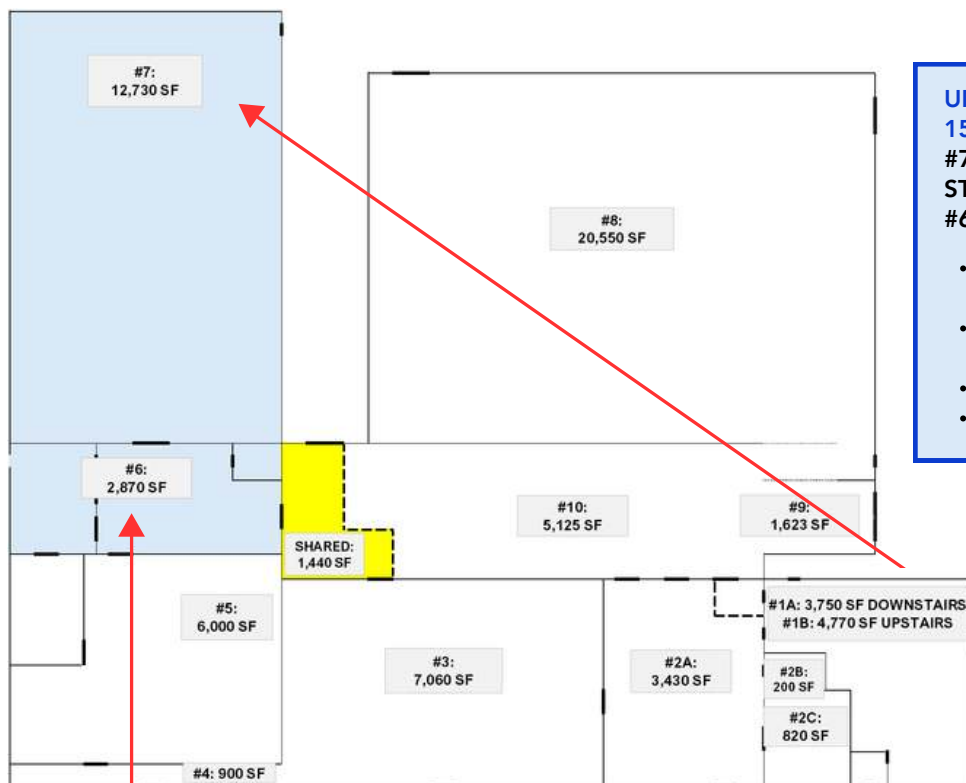




**UNIT 2 (OPTION B):**  
**18,410 SF (23,180 SF W/ UPSTAIRS OFFICES)**  
 #2A: 3,430 SF (WAREHOUSE/INDUSTRIAL)  
 #2B: 200 SF (RESTROOMS)  
 #2C: 820 SF (WAREHOUSE OR OFFICE)  
 #3: 7,060 SF (WAREHOUSE/INDUSTRIAL)  
 #4: 900 SF (WAREHOUSE/DOCK)  
 #5: 6,000 SF (WAREHOUSE/INDUSTRIAL/COLD STORAGE)

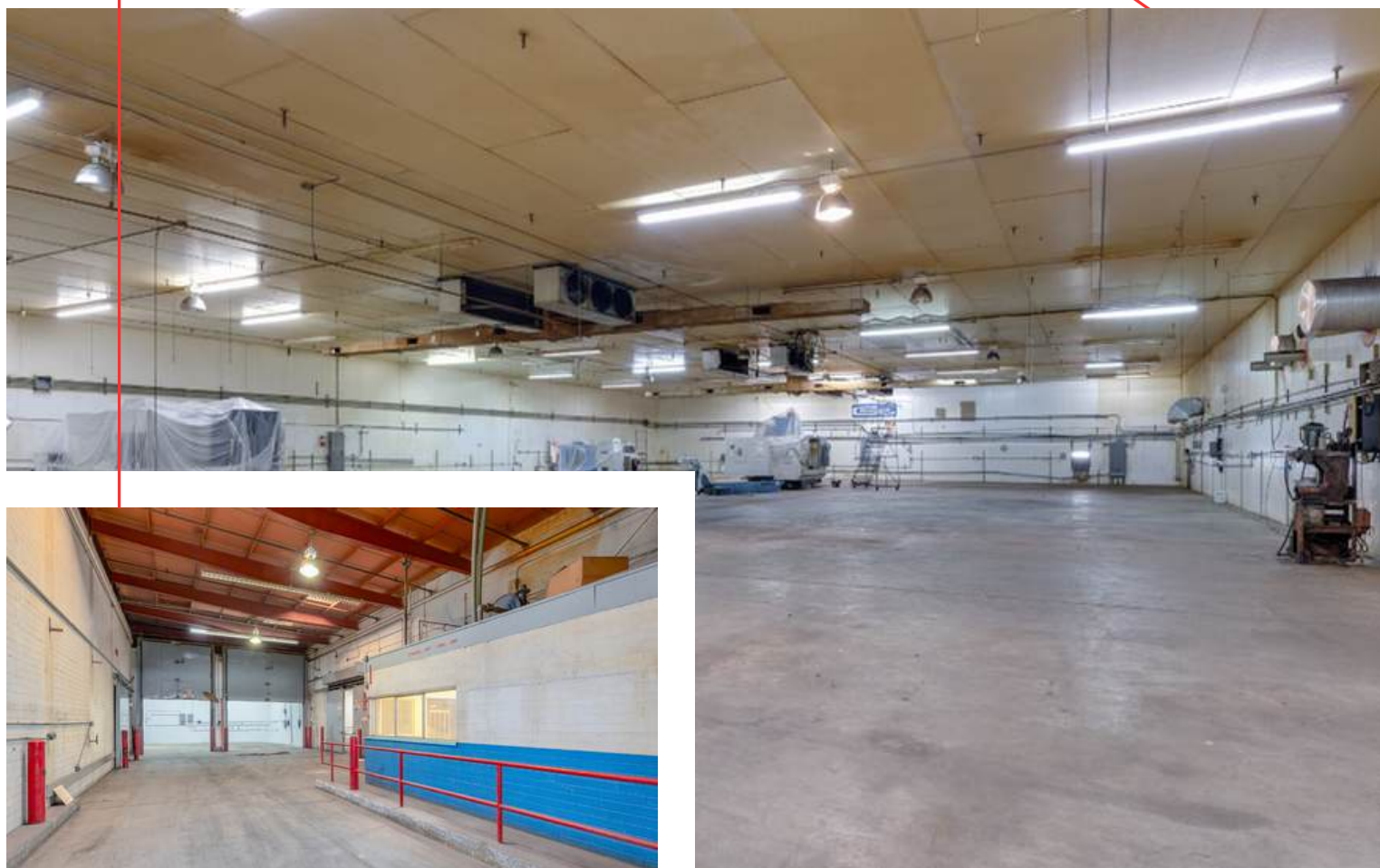
- 3rd Avenue street exposure.
- Space #3 - 7,060 SF is fully-insulated for **Cold Storage**
- Space #5 - 6,000 sf is fully-insulated for **Cold Storage**
- Additional Office (#1b - 4,770 SF) available if needed
- 3 Semi-level Truck docks + 1 ground-level doors
- Pallet Racking available



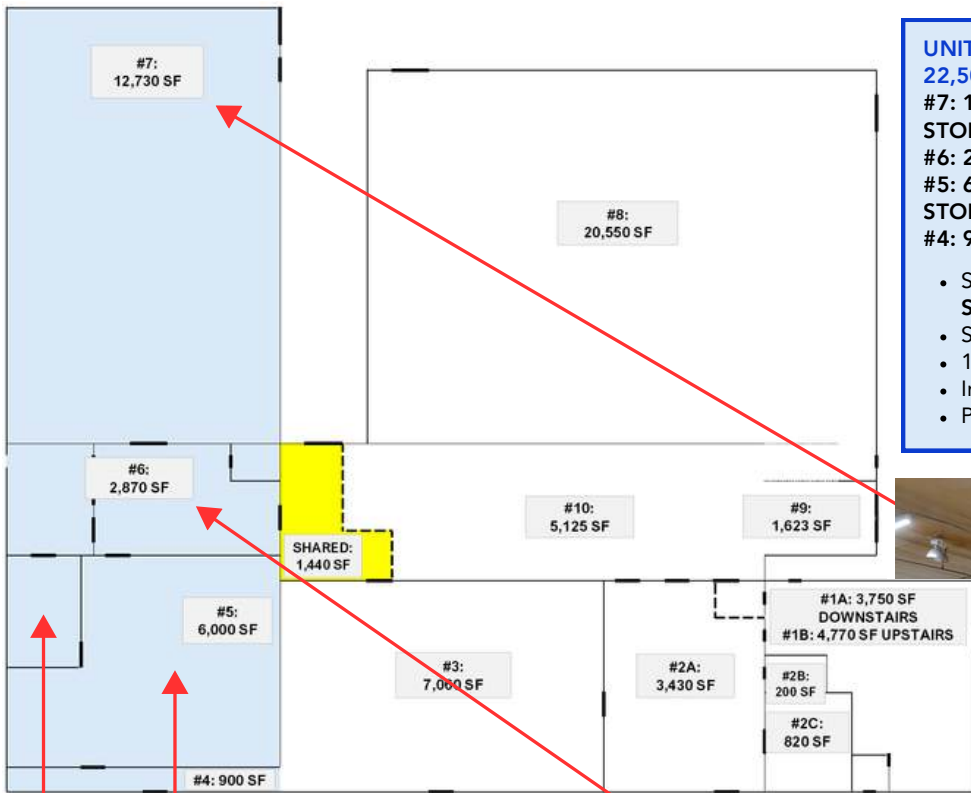


**UNIT 3 (OPTION A):**  
**15,600 SF**  
**#7: 12,730 SF (WAREHOUSE/INDUSTRIAL, COLD STORAGE)**  
**#6: 2,870 SF (WAREHOUSE/INDUSTRIAL)**

- Space #7 - 12,730 SF is Fully Insulated for Cold Storage
- 1 Semi-level Truck docks + 1 ground-level doors
- Includes 3-desk shop office
- Pallet Racking available



# UNIT 3B: 22,500 SF



## UNIT 3 (OPTION B): 22,500 SF

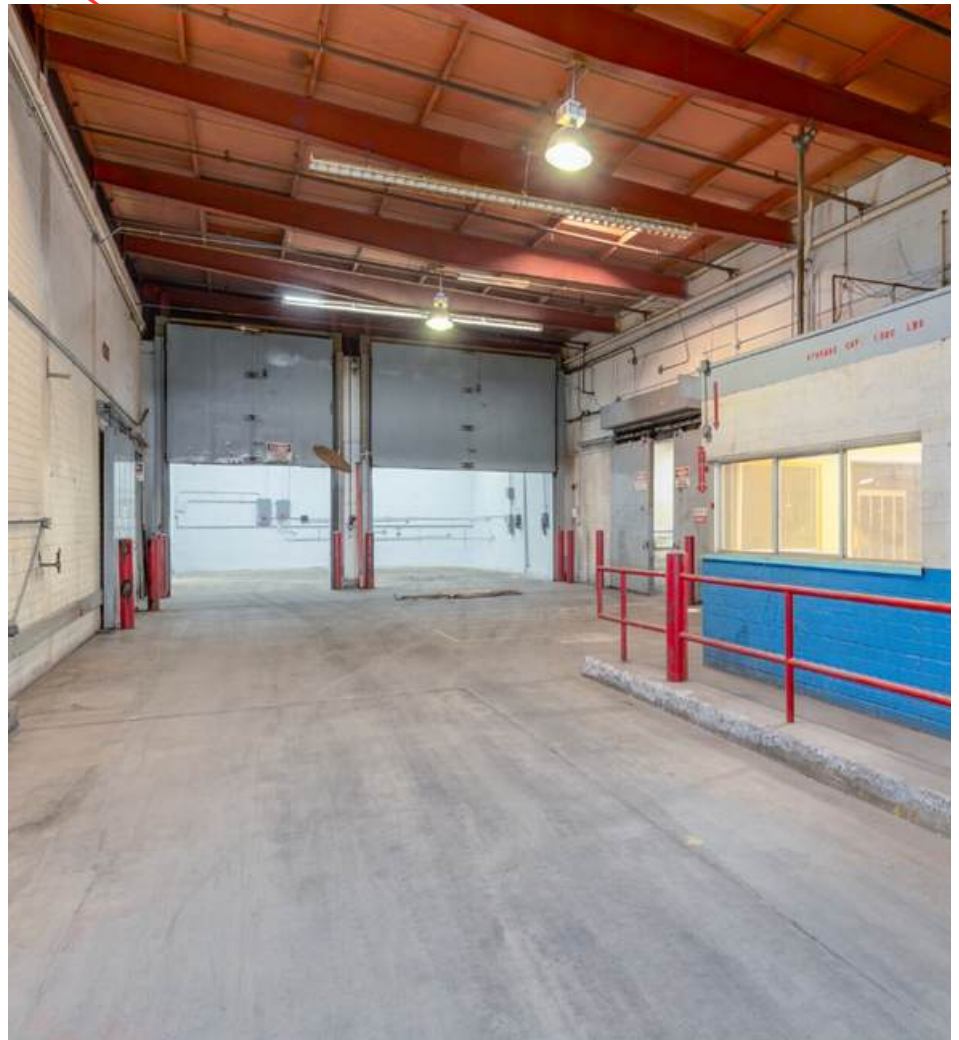
#7: 12,730 SF (WAREHOUSE/INDUSTRIAL, COLD STORAGE)

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

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

#4: 900 SF (WAREHOUSE/DOCK)

- Space #7 - 12,730 SF is Fully Insulated for Cold Storage
- Space #5 - 6,000 SF is Fully Insulated for Cold Storage
- 1 Semi-level Truck docks + 1 ground-level doors
- Includes 3-desk shop office
- Pallet Racking available



# UNIT X: 35,450 SF



## 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)**

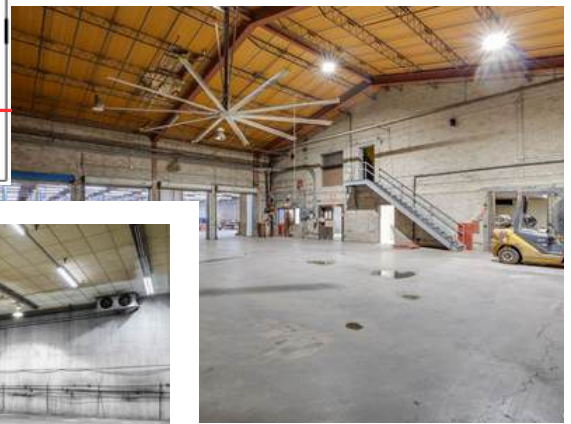
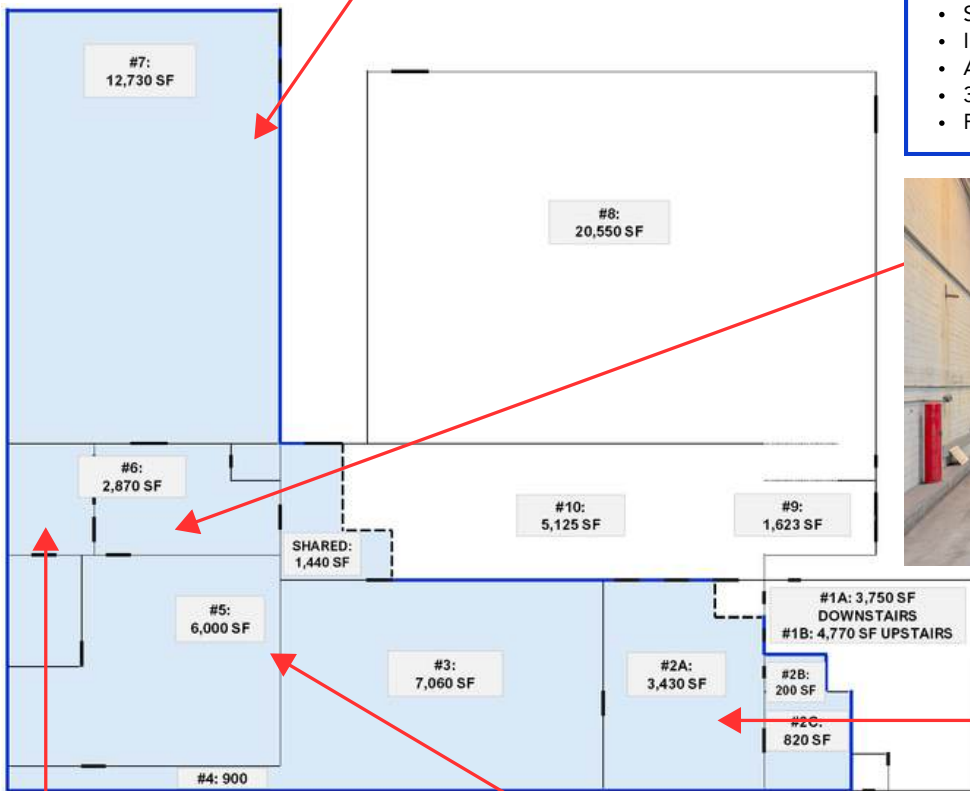
**#6: 2,870 SF (WAREHOUSE/INDUSTRIAL)**

**#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



## OFFERED EXCLUSIVELY BY



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PRESIDENT

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