



MESA, ARIZONA

FOR LEASE

3 MONTHS FREE RENT



Ranked #1 U.S. Industrial Market!

Phoenix-Mesa-Chandler MSA

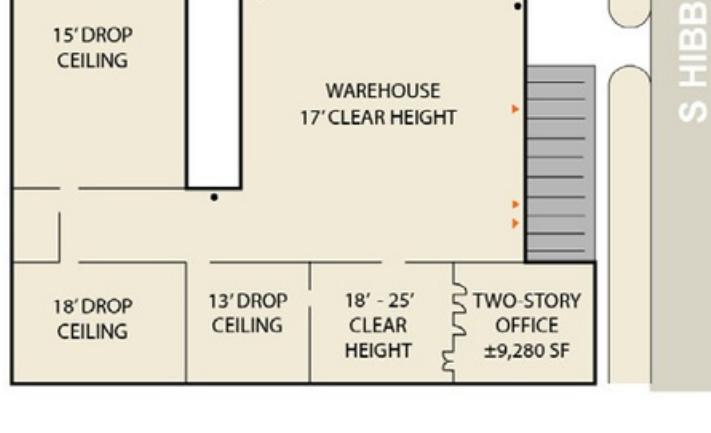


±71,272 SF ±1.90 AC

1959
YEAR BUILT

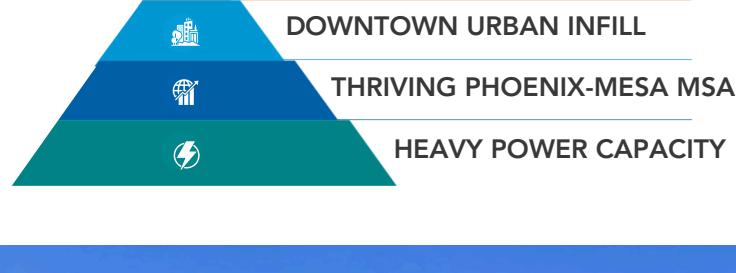
PROPERTY SPECIFICATIONS

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

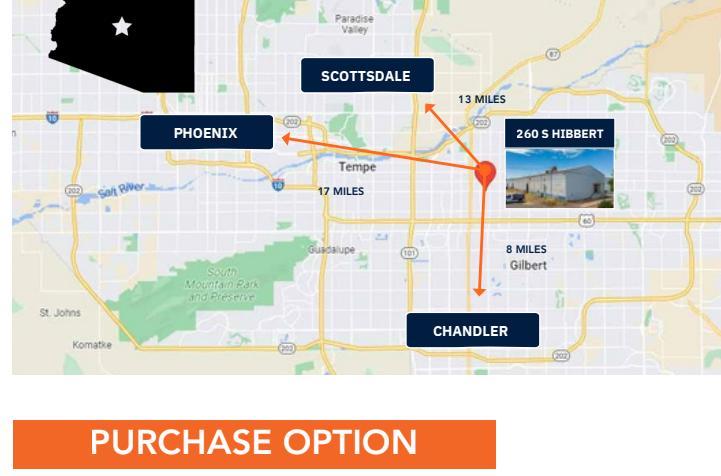


DWG Capital Group is pleased to offer a **rare urban-infill leasing opportunity** in the **heart of Mesa's industrial core**. Available for the first time in over 30 years, **260 S. Hibbert St.** is a **±71,272-square-foot** freestanding tilt-wall industrial facility ideal for tenants seeking a **strategic, central location** with **functional infrastructure** and **high-growth upside**.

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:



PURCHASE OPTION

Size: ±71,272 SF

Pricing: \$11,000,000

FULL-SITE OPTION

Size: ±71,272 SF

Ideal for: Large-scale operations requiring maximum space and full facility control

- Access to all loading areas
- Complete temperature-controlled sections
- Maximum operational flexibility

RENTAL OPTION

Rate: 1.00 NNN OBO for a Lease Signed Before November 1st

HALF-SITE OPTION

Size: ±36,000 SF

Ideal for: Mid-sized operations seeking quality industrial space in a prime location

- Proportional access to loading facilities
- Partial temperature-controlled areas
- Cost-effective entry to premium location