

MESA, ARIZONA

FOR LEASE

3 MONTHS FREE RENT

1

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

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

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.

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

DWG CAPITAL GROUP  
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