

5990 South Country Club

LOCATED WITHIN THE TIA INDUSTRIAL SUBMARKET • TUCSON, ARIZONA

FOR LEASE

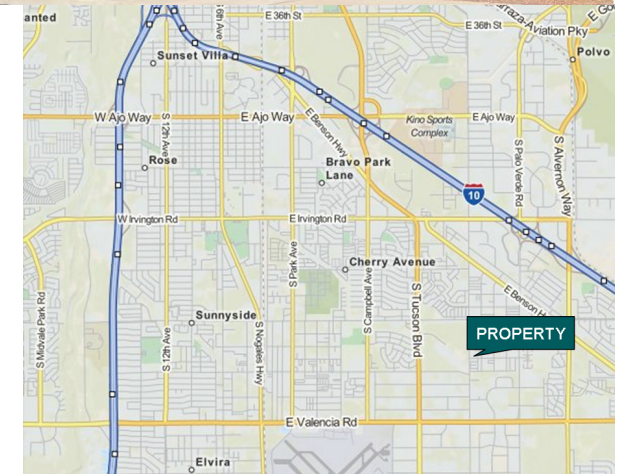


PROPERTY FEATURES

- On-site Trailer Stalls Available
- 2.1 miles from Tucson International Airport
- 2.1 miles to Interstate 10
- 3.8 miles to Interstate 19
- City of Tucson, Zoned I-1
- ESFR Sprinkler System
- 200 Amps 277/480v Power per Suite
- Secured Campus with Automated Gate Access
- Institutionally Owned & Operated (NYSE:EGP)

SUITE 160

Available	4,828 SF
Configuration	±40% office / ±60% warehouse
Loading	(1) grade and (1) dock loading
Lease Rate	\$0.85/SF, NNN*
HVAC	100% air conditioned
*Triple Net Charges: \$0.2724/SF/Mo (2026 estimate)	



OWNED, MANAGED AND DEVELOPED BY

EASTGROUP
PROPERTIES

www.eastgroup.net

For more information, please contact:

ROBERT GLASER, CCIM, SIOR
520.546.2707
rglaser@picor.com

 CUSHMAN &
WAKEFIELD

 **PICOR**

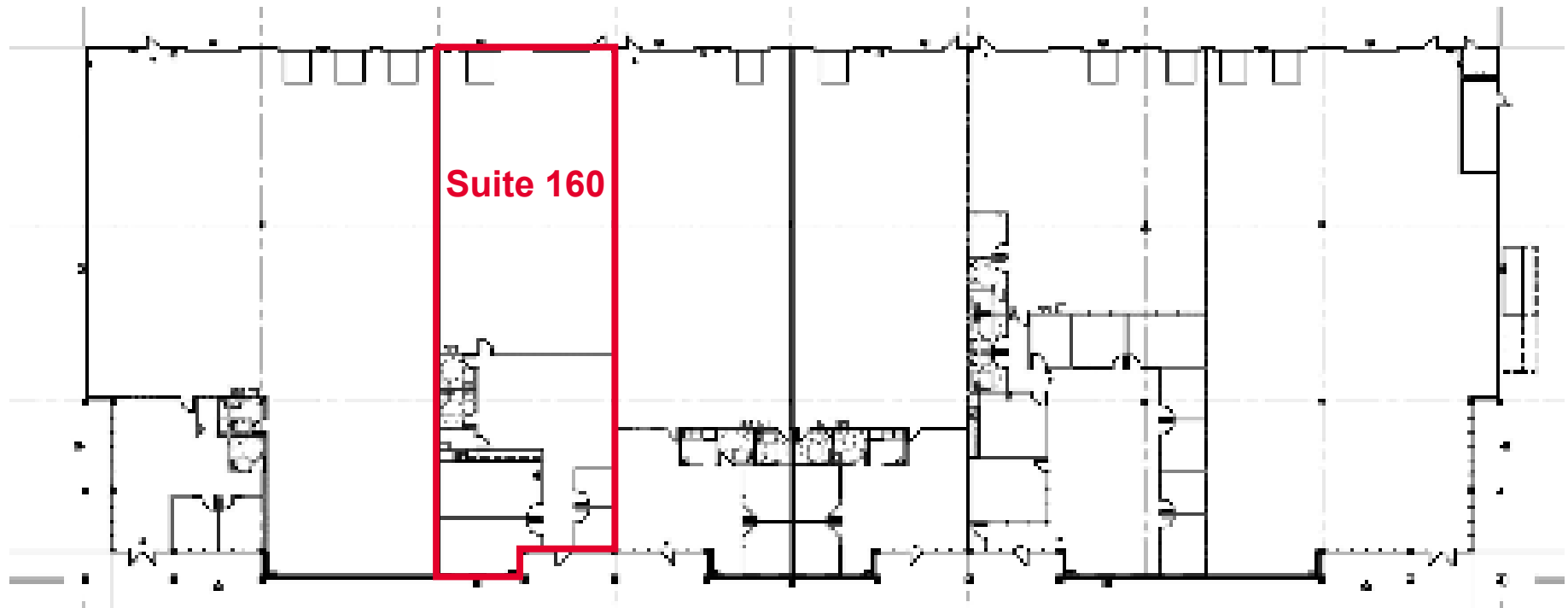
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FLOOR PLAN

- Evaporative cooled warehouse
- R-19 roof deck insulation



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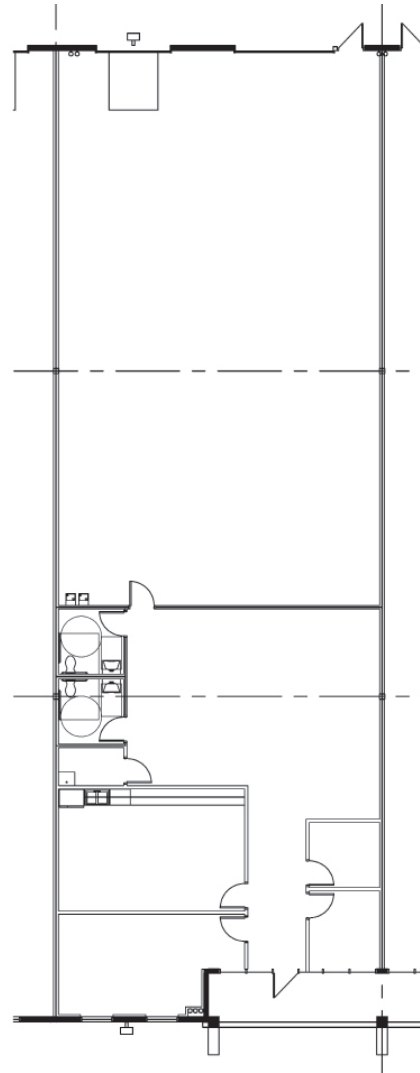
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