

# 6000 South Country Club

LOCATED WITHIN THE TIA INDUSTRIAL SUBMARKET • TUCSON, ARIZONA

## FOR SUBLEASE



### PROPERTY FEATURES

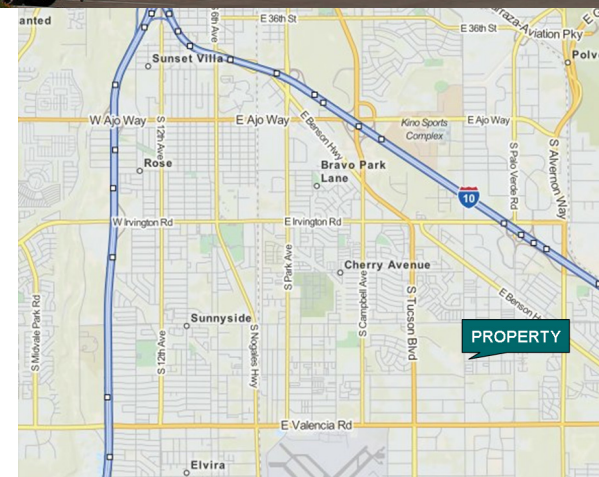
- 2.1 miles from Tucson International Airport
- 2.1 miles to Interstate 10
- 3.8 miles to Interstate 19
- City of Tucson, Zoned I-1
- ESFR Sprinkler System
- 277/480 V, 3 Phase Power
- Secured Campus with Automated Gate Access
- On-site Trailer Storage Available
- Institutionally Owned & Operated (NYSE:EGP)

### Suite 124 & 132

|               |  |
|---------------|--|
| Available     | ± 33,356 SF (may be divided in half) Available April 1, 2021 |
| Configuration | 4,000 SF office space  |
| Loading       | (2) grade doors and (12) docks                               |
| Lease Rate    | \$0.55/SF/Mo. NNN*   |
| Power         | 400amps, 277/480V, 3-phase                                   |
| Year Built    | 2008   |

\* Triple Net Charges: \$0.2184/SF/Mo.

\*\* Sublease term ends on August 31, 2021. Longer lease term available.



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**EASTGROUP**  
PROPERTIES

[www.eastgroup.net](http://www.eastgroup.net)

For more information, please contact:

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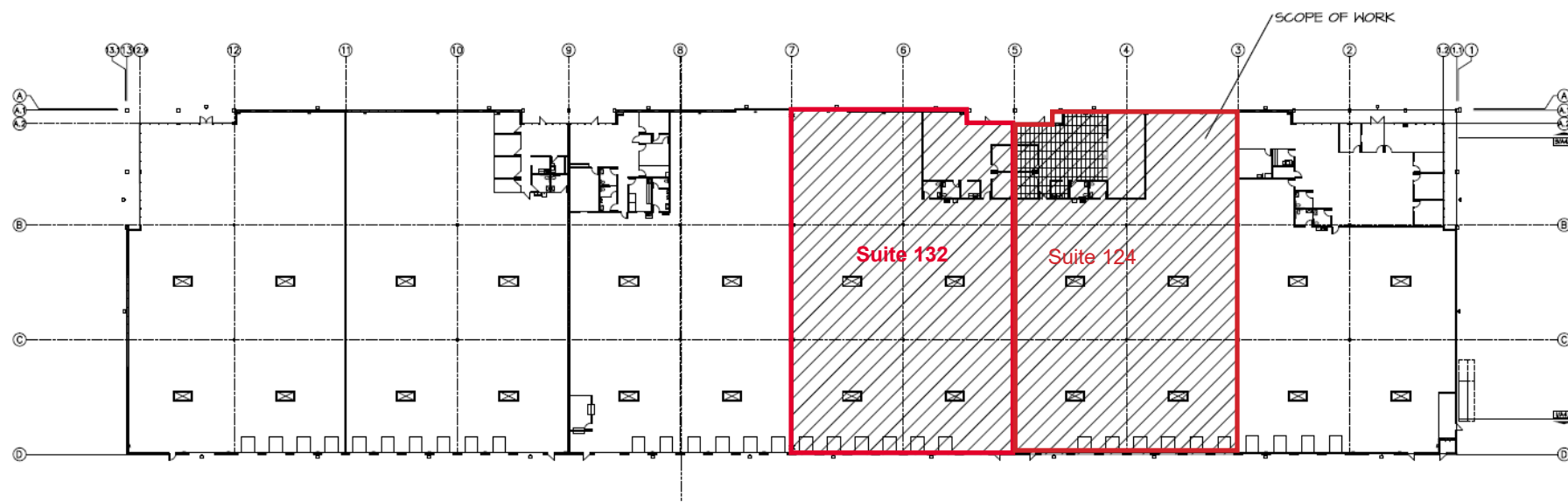
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### FLOOR PLAN

- T-5 warehouse lighting
- R-19 roof deck insulation



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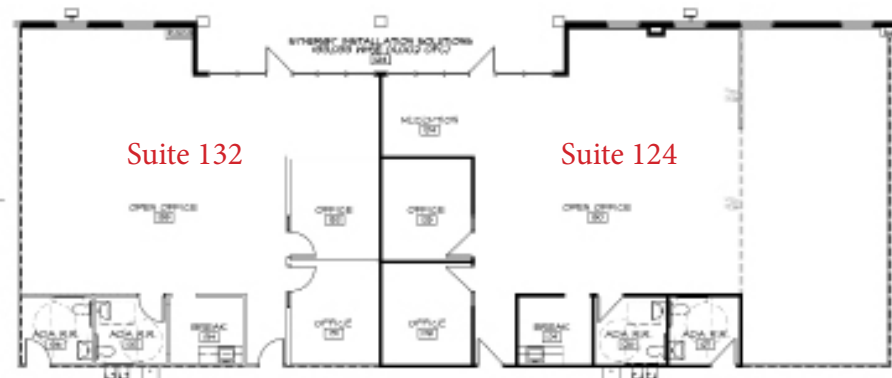
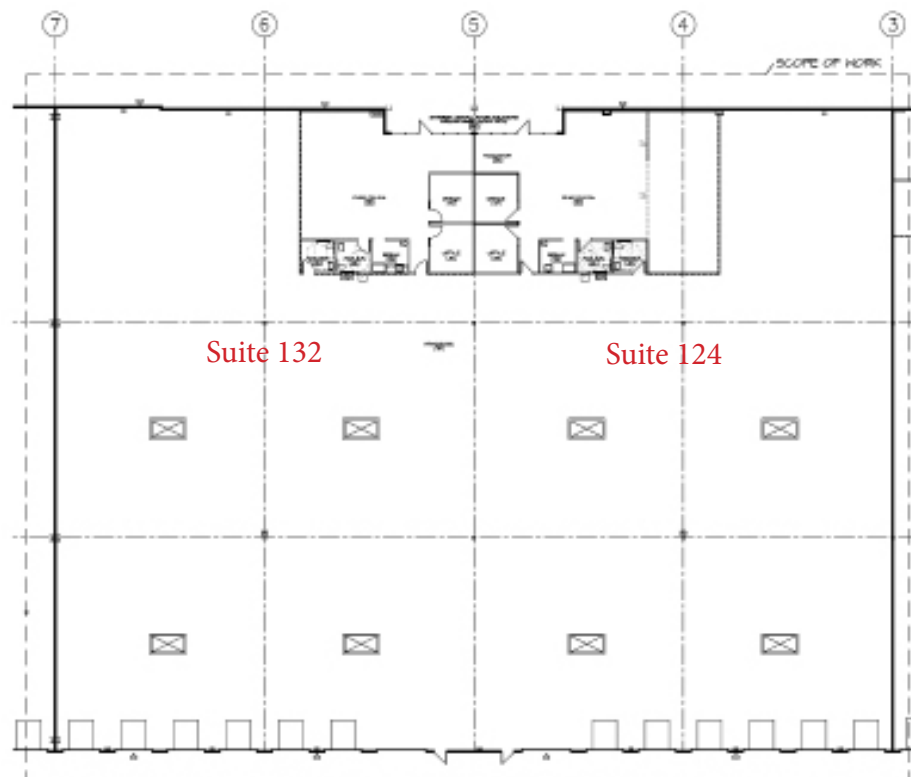
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