

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)

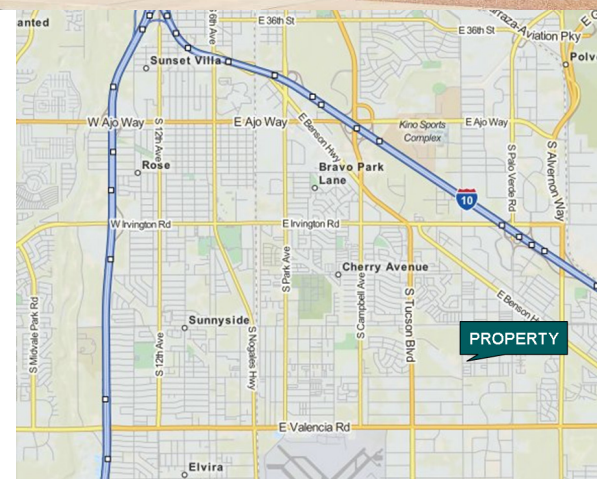
SUITE 140

Available	4,828 SF
Configuration	1,233 SF of office space
Loading	(1) grade and (1) dock loading
Lease Rate	\$0.85/SF/Mo. NNN*

SUITE 180

Available	9,656
Configuration	1,222 SF of office space
Loading	(1) grade and (3) dock loading
Lease Rate	\$0.79/SF, NNN*

*Triple Net Charges: \$0.2668/SF/Mo (2025 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

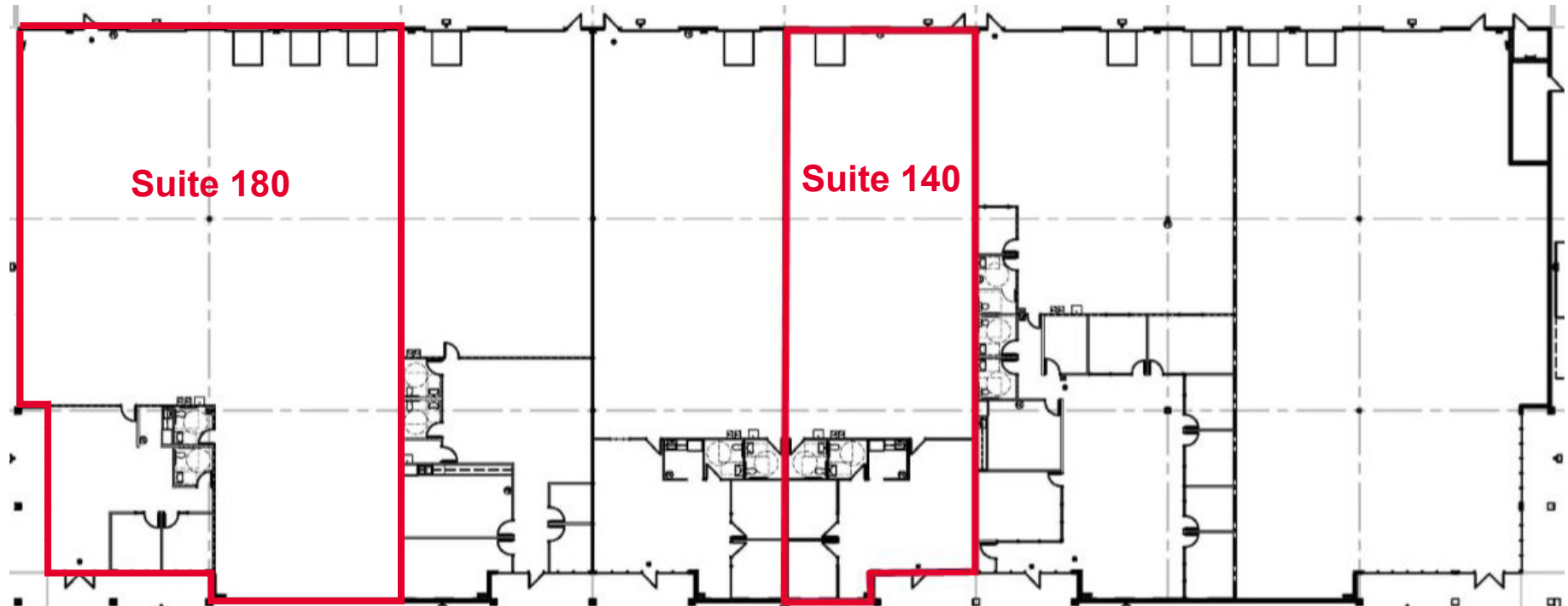
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FLOOR PLAN

- Evaporative cooled warehouse
- R-19 roof deck insulation



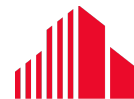
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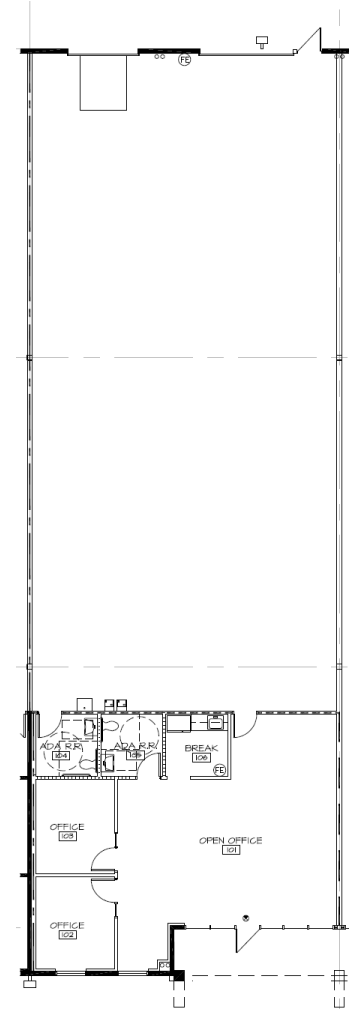
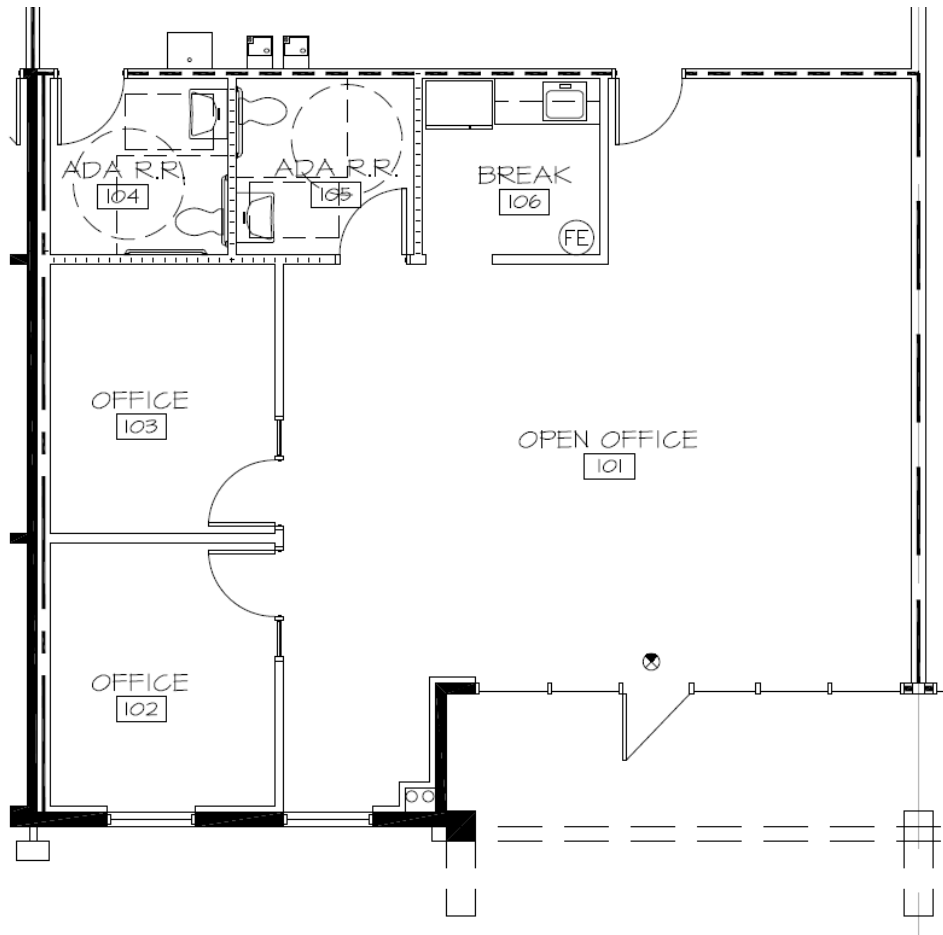
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FLOOR PLAN

Suite 140



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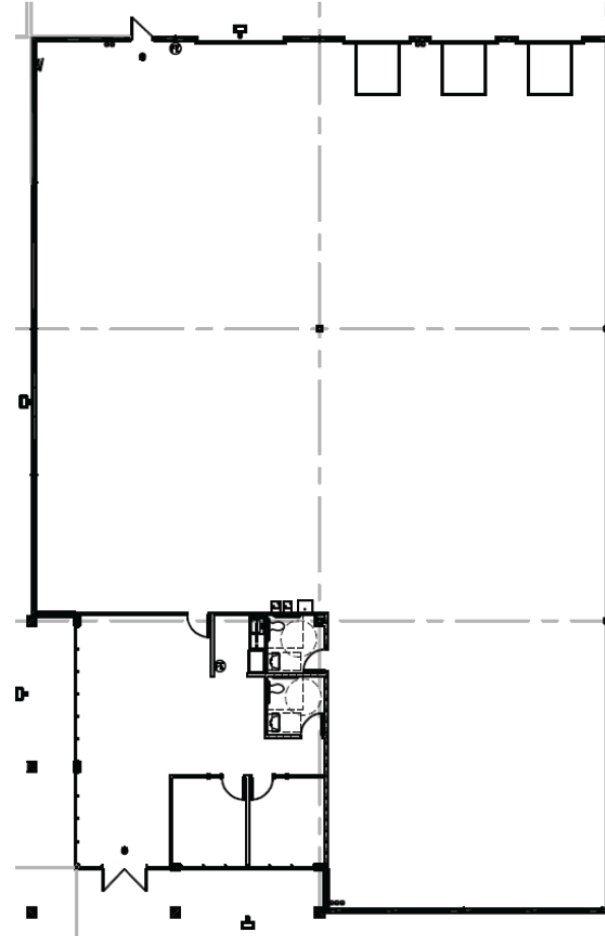
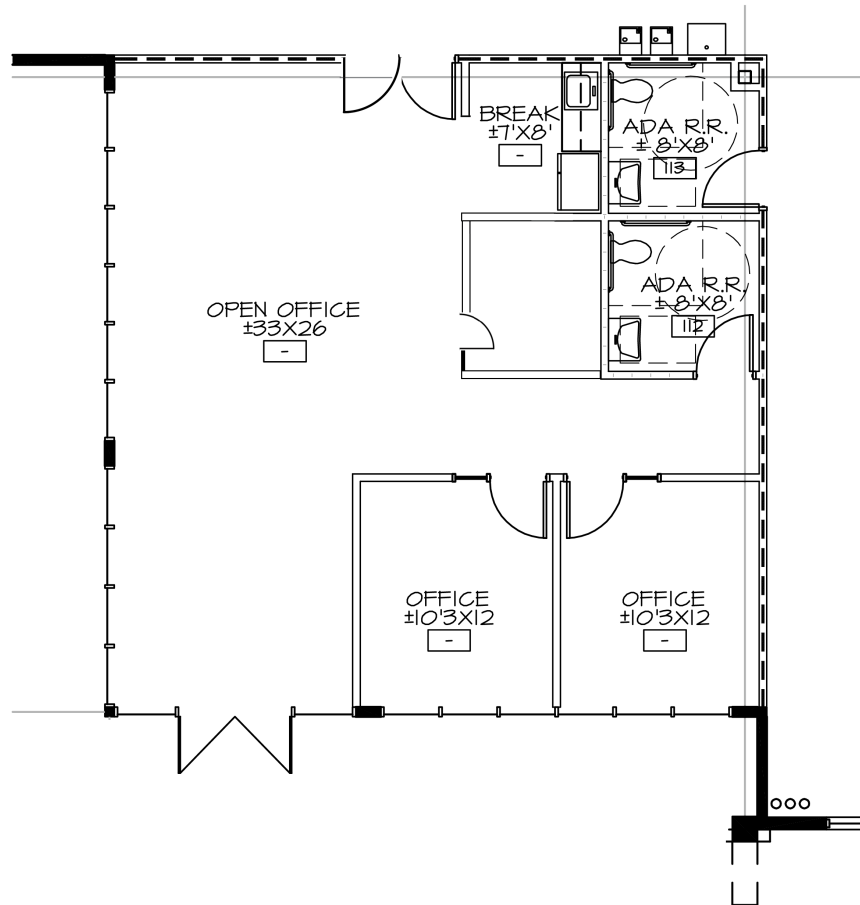
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FLOOR PLAN

Suite 180



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