



SWEARINGEN

REALTY GROUP | EST 1972

Triangle Business Park

**4,952 SF OF INDUSTRIAL SPACE
FOR SUBLEASE**

4952 Tufts Rd, Mobile, AL 36619



Sublease Info:



\$10.00 NNN
(\$1.96 NNN Est)



4,952 RSF



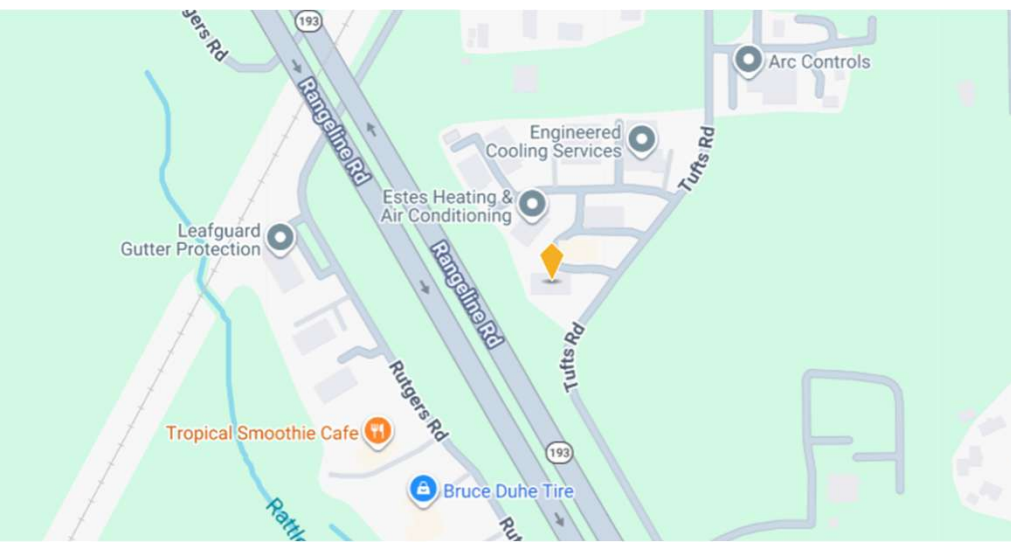
Immediate Availability



2.2/1,000 - Surface



Thru April 30, 2030



For more information, contact:

MATT PATTERSON

214-365-2720

mattp@swearingen.com

www.swearingen.com

info@swearingen.com



Property Highlights:

- 1,880 SF of Office Space and 3,072 SF of Warehouse Space
- 14' Clear Height
- 12'x11' Grade Level Drive In Door
- Not Sprinklered
- 3 Offices
- Large Conference Room
- 2 Restrooms
- Breakroom
- Convenient Access to Rangeline Rd
- Mile to I-10



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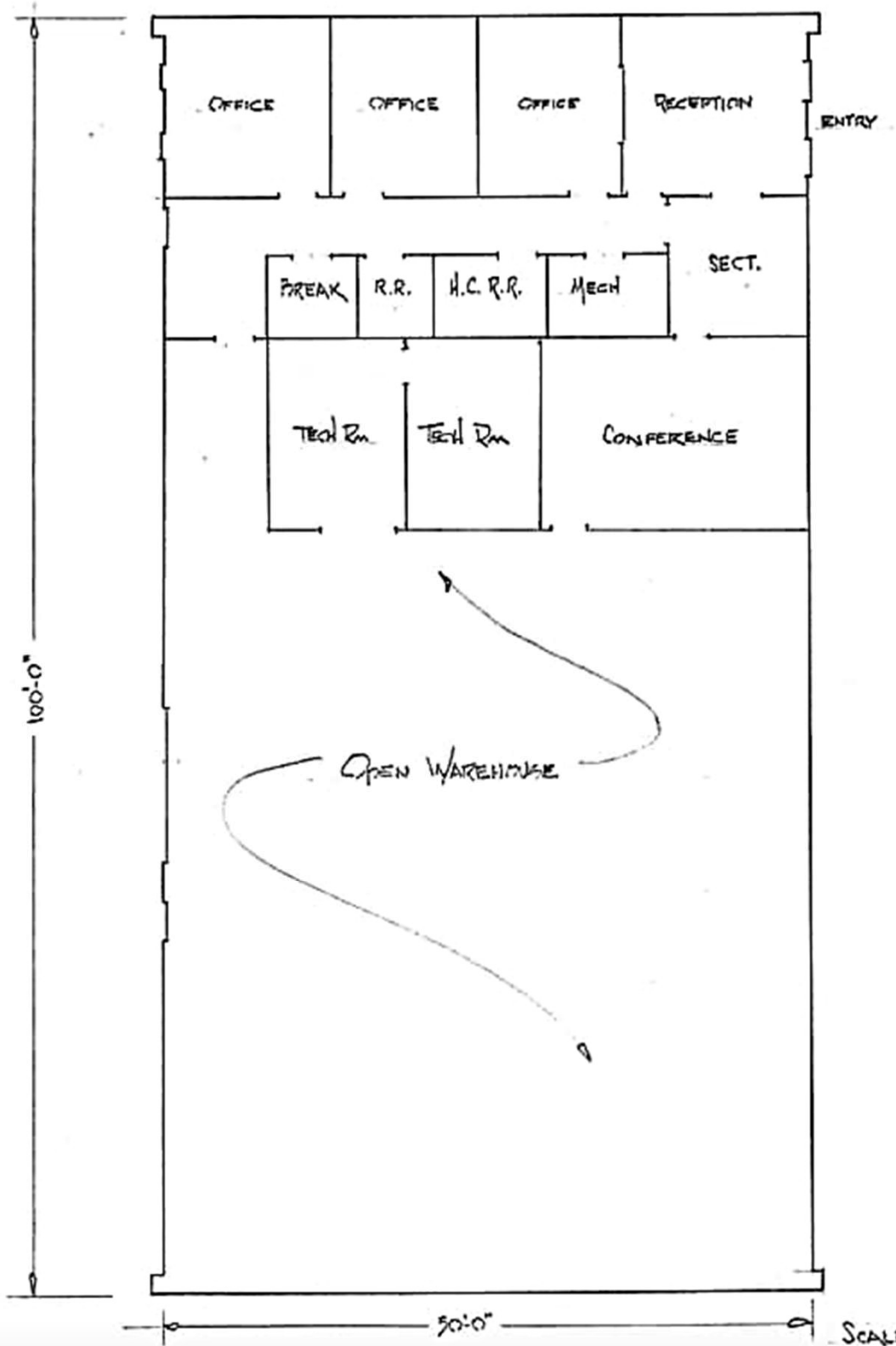
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4952



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