



CLARION PARTNERS

For Lease

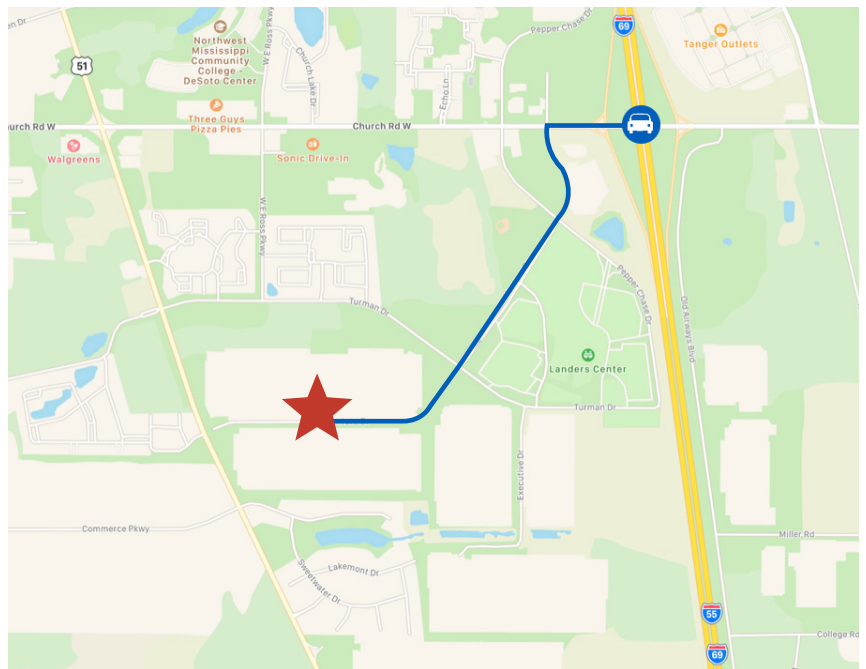
DeSoto Trade Center | Building 1  
710 Venture Drive  
Southaven, MS 38672

116,867 Square Feet Available



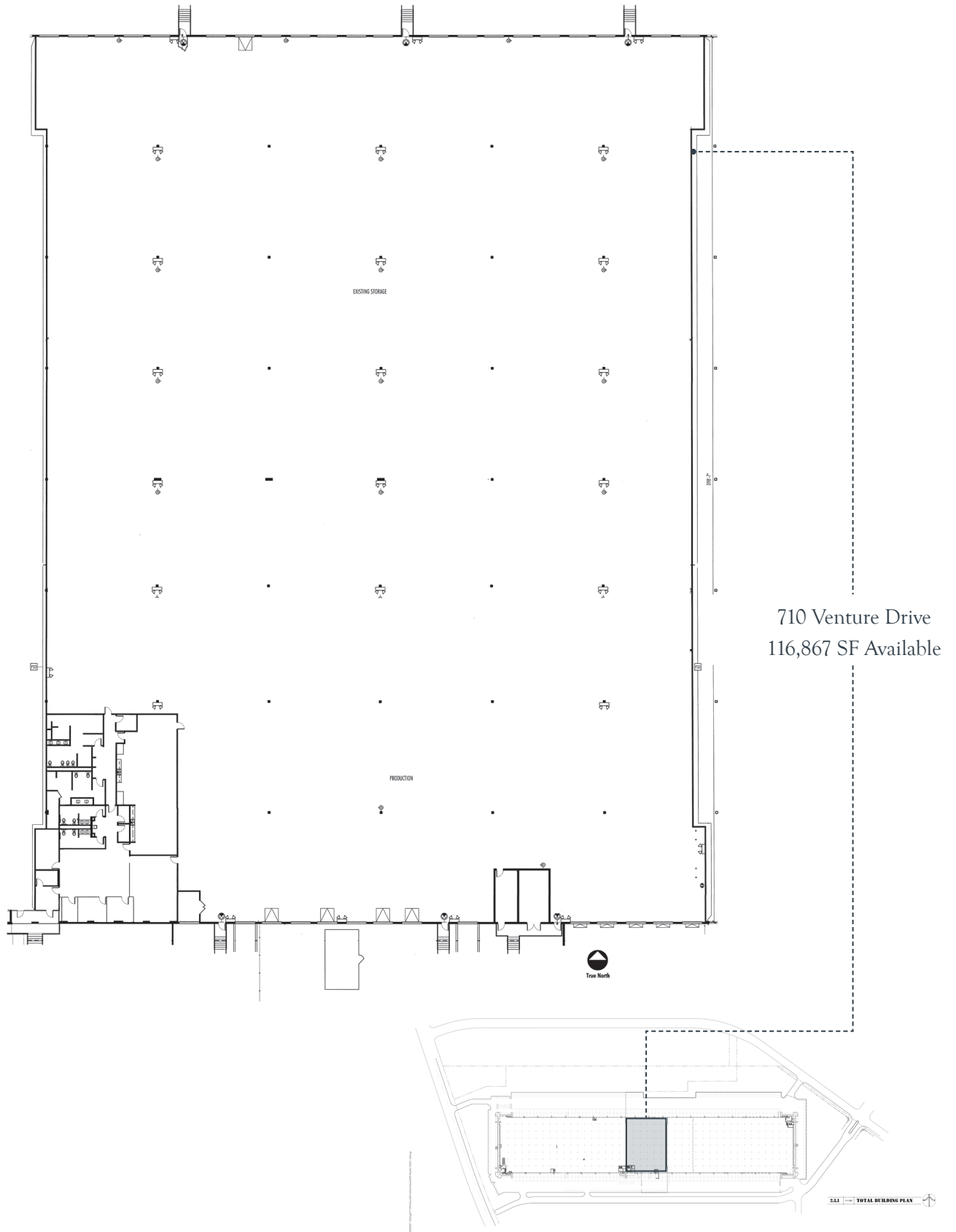
## BUILDING HIGHLIGHTS

- 116,867 SF available
- 3,370 SF of office space
- 35 dock high doors (6 mechanical dock levelers & 10 dock seals)
- 1 drive-in door (ramped)
- 32' minimum clear height beyond staging bay
- ESFR sprinkler system
- LED lighting
- 50' x 50' typical bays
- Cross-dock loading
- 180' and 140' truck courts
- Ample trailer parking spaces available
- Ample auto parking spaces available





### AVAILABLE FLOOR PLAN





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DeSoto Trade Center | Building 1



DeSoto Trade Center is a modern bulk distribution center located in Southaven, MS, strategically positioned between I-55/I-69 and US-51 at Turman Drive, offering quick interstate access. The property is just minutes away from Memphis International Airport, making it well suited for both local and regional distribution.



## CLARION PARTNERS

[www.clarionpartners.com](http://www.clarionpartners.com)

For more information on this opportunity, please contact



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# CLARION PARTNERS

DeSoto Trade Center | Building 1



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## The Colliers Mission

Maximize the potential of property and real assets to accelerate the success of our clients, our investors and our people.



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