



**699 RESEARCH DR
SOUTHAVEN, MS 38672**



✦ FOR LEASE ✦ 514,590 SF Divisible to 243,470 SF

CBRE

DESOTO EASTGATE 2

699 Research Drive, Southaven, MS 38672

SQUARE FOOTAGE

Total Area	514,590 SF (Divisible to 243,470 SF)
Estimated Office Area	4%

PROPERTY FEATURES

Site Size	35.91 Acres
Zoning	PBP "Planned Business Park District"
Year Built	2014
Loading Type	Cross-dock
Clear Height	32'
Column Spacing	50' x 52' typical
Building Depth	520'
Truck Court Depth	140' - 185'
Dock Doors	±89 - 9' x 10'
Drive-In Doors	2 - 12' x 14'
Dock Equipment	±42 levelers
Car Parking	±205 auto spaces
Trailer Storage	±69 trailer spaces

CONSTRUCTION OVERVIEW

Construction	Tilt-wall panels
Roof Type	TPO
Roof Age	2014, 15-year warranty
Fire Protection	ESFR
Warehouse Lighting	LED with motion sensors



SPACE DIVISION OPTIONS

OPTION 1:



HIGHLIGHTS

271,120 SF

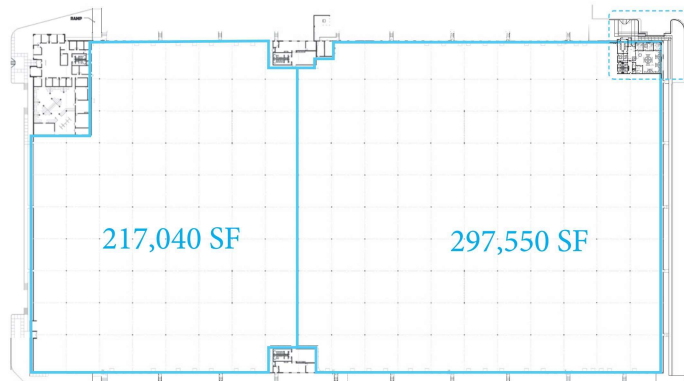
- Office SF - 14,052 SF
- Dock high doors - 40 (15 pits)
- Drive-in doors - 2

243,470 SF

- Office SF - 3,168 SF*
- Dock high doors - 52 (24 pits)
- Drive-in doors - 0

*Future Spec Office

OPTION 2:



HIGHLIGHTS

217,040 SF

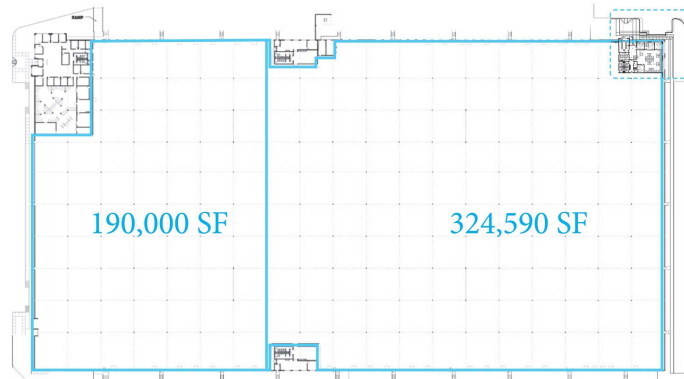
- Office SF - 14,052 SF
- Dock high doors - 35 (13 pits)
- Drive-in doors - 2

297,550 SF

- Office SF - 3,168 SF*
- Dock high doors - 57 (26 pits)
- Drive-in doors - 0

*Future Spec Office

OPTION 3:



HIGHLIGHTS

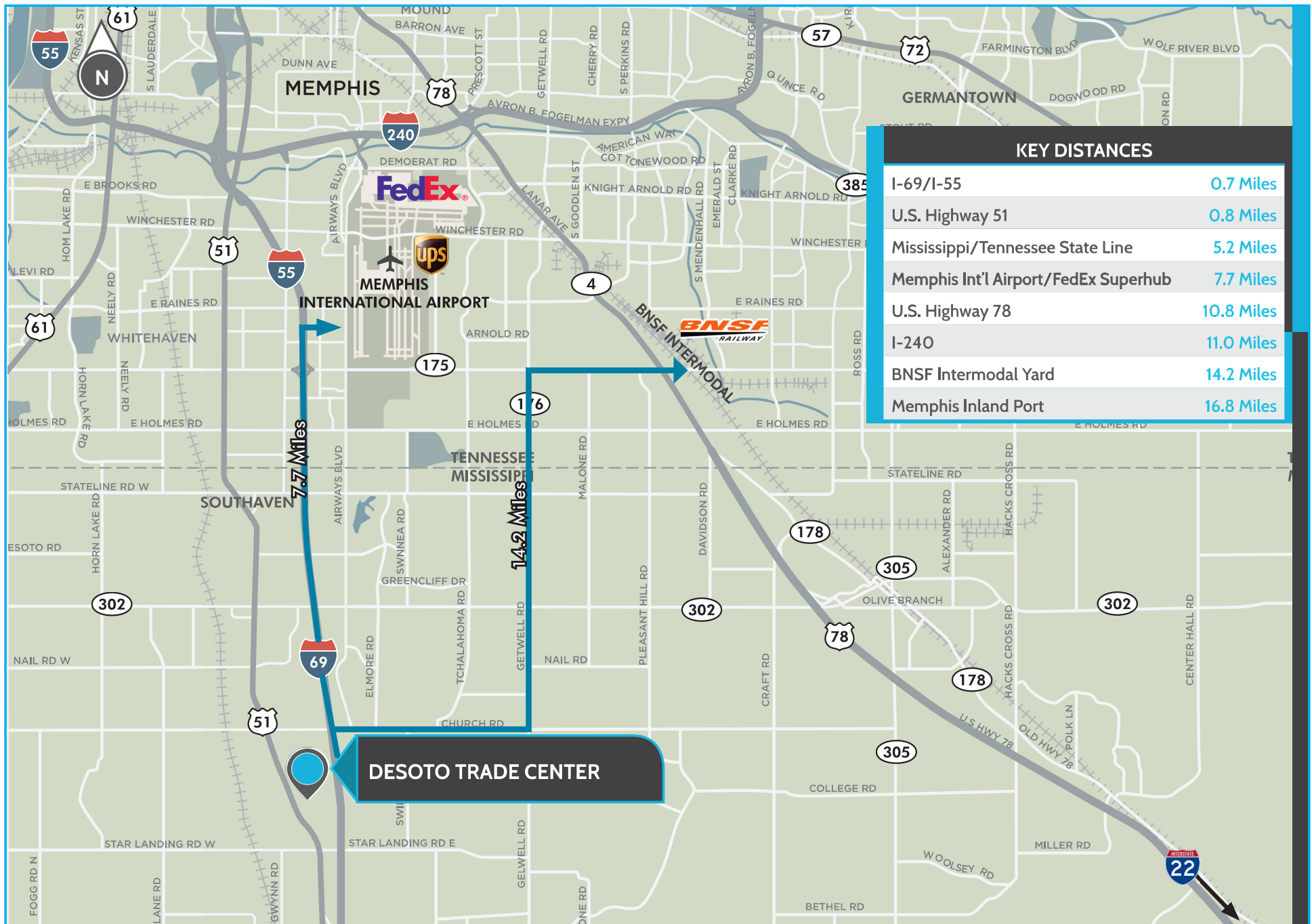
190,000 SF

- Office SF - 14,052 SF
- Dock high doors - 34 (13 pits)
- Drive-in doors - 2

324,590 SF

- Office SF - 3,168 SF*
- Dock high doors - 58 (26 pits)
- Drive-in doors - 0

*Future Spec Office





CONTACT US

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