

# 711-715 Venture Drive

Southaven, MS

## Key Facts

Property type	Industrial space
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Building size	802,091 SF
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Space available	802,091 SF
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## Contact Us

Learn more about this property or schedule a tour by reaching out to our local investment and leasing officer.

**Bobby Daush**

+1 (901) 355-0460

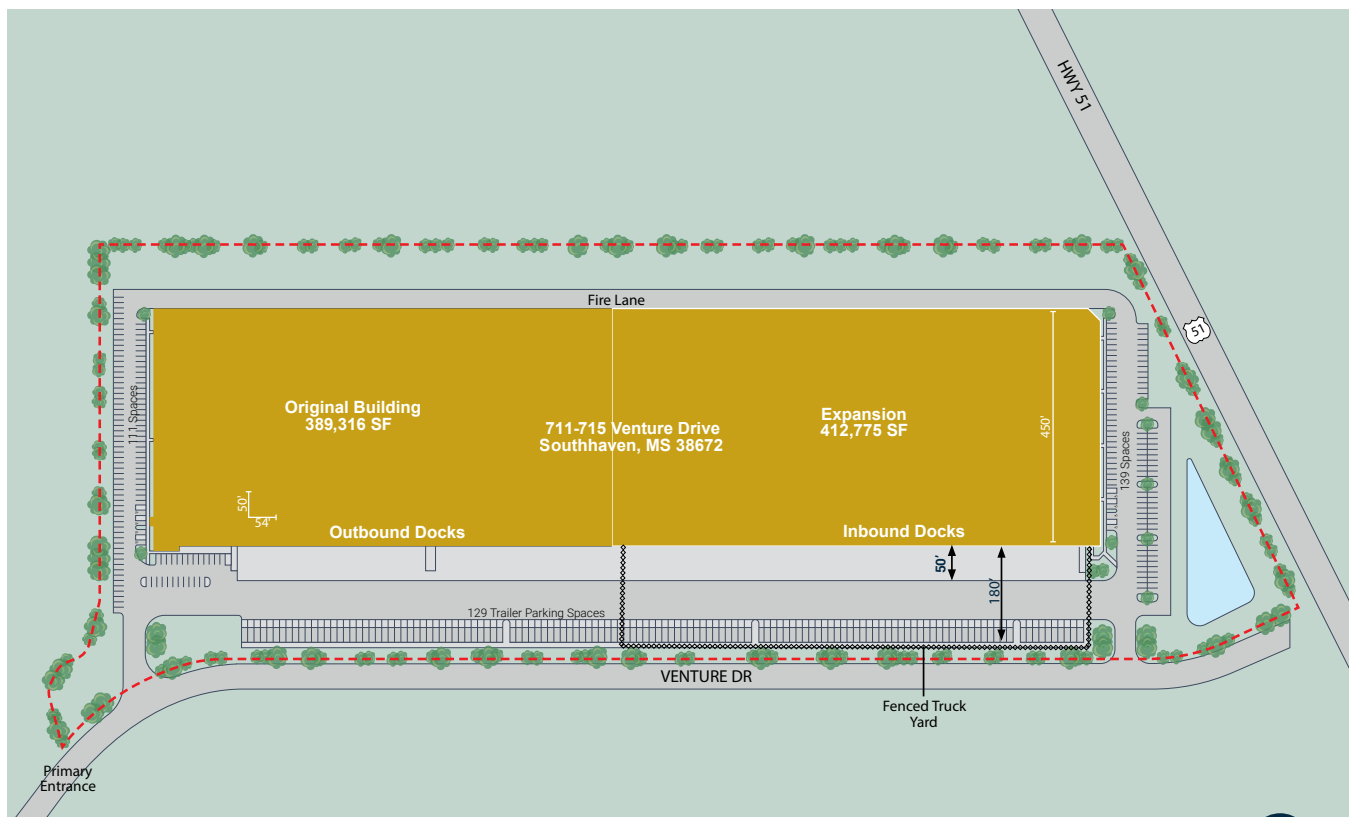
[bobby.daush@eqtpartners.com](mailto:bobby.daush@eqtpartners.com)

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## BUILDING SPECIFICATIONS

Available Space: 802,091 SF	33 additional knock-outs for up to 82 docks
Divisible at 389,316 SF or 412,775 SF	Drive-In Doors: 2 ramped (12' x 14')
Original 389,316 built in 2004; Expanded by 412,775 SF in 2014	Parking: 250 auto parking spaces
Office: Approximately 8,000 SF, including warehouse shipping/receiving office	Trailer Parking: 129 spaces
Clear Height: 32' minimum	Truck Court Depth: 180' deep with a 60' concrete apron
Building Dimensions: 450' deep	Fully fenced for security
Configuration: Front load	Fire Protection: ESFR sprinkler system
Column Spacing: 54' wide x 50' deep (typical)	Lighting: LED lighting throughout
Dock Doors: 49 (9' x 10') with pit levelers	Roof: TPO roofing system



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