

# DESOTO

TRADE CENTER™

## EASTGATE BUILDING THREE



*Eastgate Building Three  
is Strategically Located Between  
I-55 and US-51, South of Research Drive  
in Southaven, Mississippi*

### Amenities:

- Immediate Access to I-55 and US-51
- Located in Memphis Metropolitan Statistical Area
- 10-Year Real and Personal Property Tax Exemptions Available from City and County
- Located in Foreign Trade Zone No. 262
- 7 Miles to Memphis International Airport
- Excellent Labor Base
- Adjacent to the DeSoto Center Campus for the University of Mississippi and Northwest Community College



### For Development Information:



Three Lincoln Centre  
5430 LBJ Freeway, Suite 800  
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972.201.2989 fax  
www.hillwoodinvestmentproperties.com

### For Leasing Information:



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EASTGATE BUILDING THREE  
Between I-55 and US-51,  
South of Research Drive  
Southaven, Mississippi

**Building Three:**

- 331,170 S.F. Total Building Space
- Dedicated Trailer Parking Spaces
- 32' Clear Height Beyond Staging Bay
- TPO Roof System
- ESFR Fire Sprinkler System
- Ample Car Parking
- 140' Truck Court
- Front Load Configuration
- 50' x 50' Typical Bays
- Office Finish to Suit

