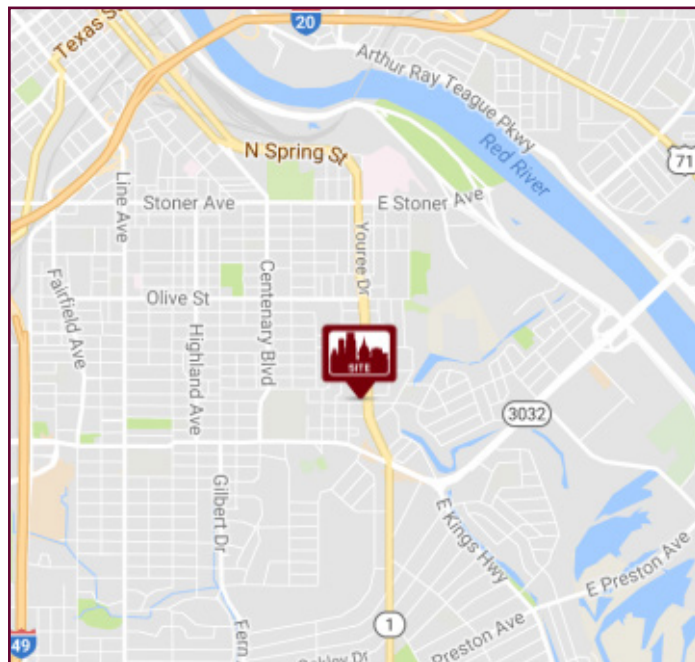




FOR SALE OR LEASE

2640 YOUREE DRIVE, SHREVEPORT, LA 71104

- **BUILDING 2 FOR SALE:**
 - 10,700 SF building
 - 9,500 SF 1st Floor / 1,200 SF 2nd Floor
 - \$1,050,000 Sale Price
- **BUILDING 1 FOR LEASE:**
 - 6,000 SF warehouse/office space
- Two access drives on East Washington Street
- Signaled light access to Youree Drive, Kings Hwy & Shreveport-Barksdale Hwy
- Minutes from Downtown Shreveport, I-49, I-20 and Barksdale Air Force Base
- Frontage on Youree Drive close to Kings Hwy
- Impressive marquee sign - great signage potential
- Zoned C-2



For more information, contact:

Brad Armstrong, Associate Broker | 318.222.2244
barmstrong@vintagerealty.com | vintagerealty.com

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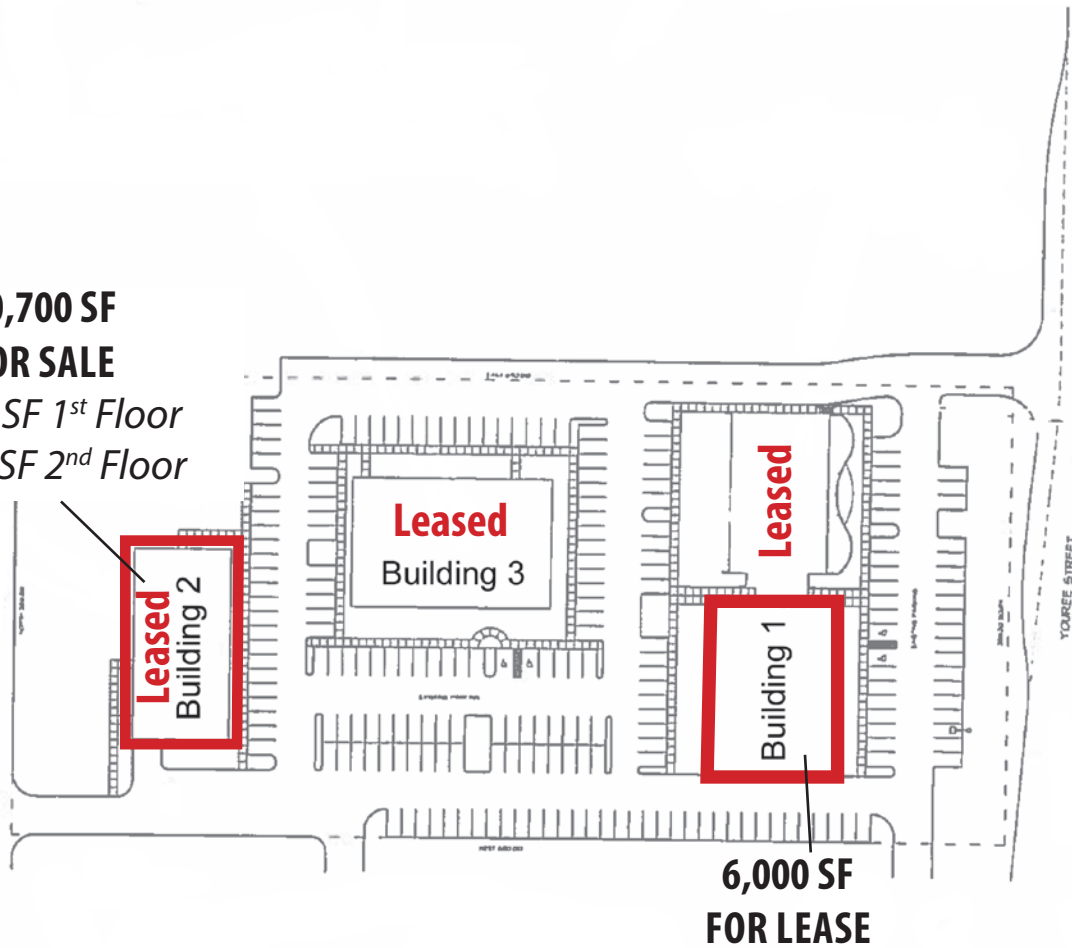


FOR SALE OR LEASE
BUILDING 1 & 2

2640 YOUREE DRIVE
SHREVEPORT, LA 71104

Site Plan

**10,700 SF
FOR SALE**
9,500 SF 1st Floor
1,200 SF 2nd Floor



**6,000 SF
FOR LEASE**



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FOR LEASE BUILDING 1

2640 YOUREE DRIVE
SHREVEPORT, LA 71104



PROPERTY HIGHLIGHTS

Building 1 - Office & Flex Space (Vacant)

- Lease Price: \$8 - \$12 PSF - NN
- ± 6,000 SF garage/flex space on ground floor
- Overhead door
- Office/kitchenette areas
- Two restrooms
- Storage closet
- Street signage available
- Space can be customized to meet Lessee's needs - office or warehouse
- Secured by magnetic entry and video surveillance
- Substantial parking



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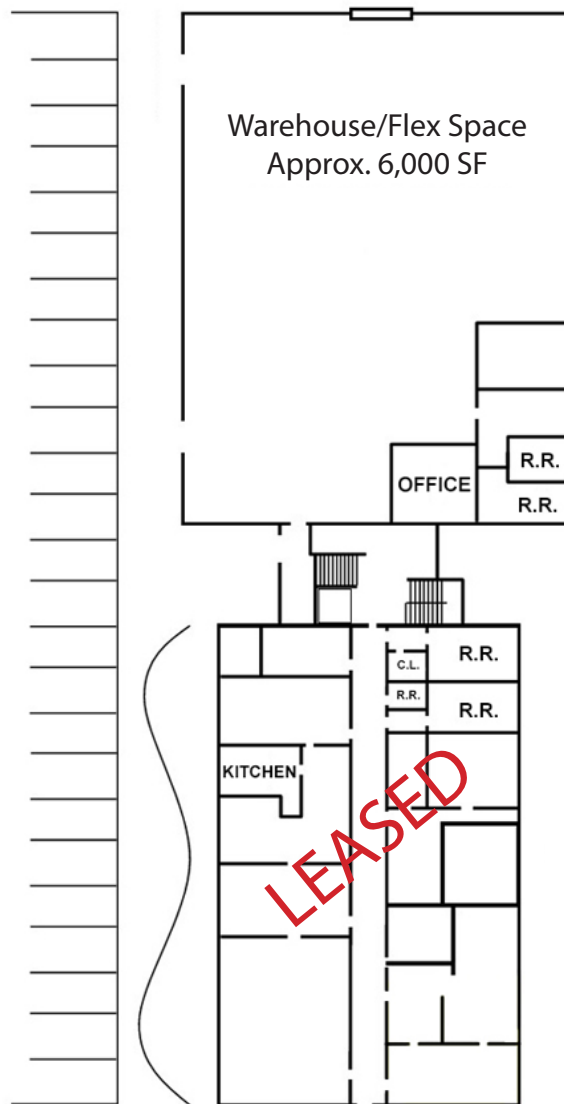
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FOR LEASE BUILDING 1

2640 YOUREE DRIVE
SHREVEPORT, LA 71104

Building 1 First Floor



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FOR SALE BUILDING 2

2640 YOUREE DRIVE
SHREVEPORT, LA 71104



PROPERTY HIGHLIGHTS

Building 2 -

± 9,500 SF fully insulated

- Climate-controlled
- Overhead door
- 18' clear height

± 1,200 SF upstairs office

- Two restrooms
- Full kitchen/breakroom

Fenced with surplus yard

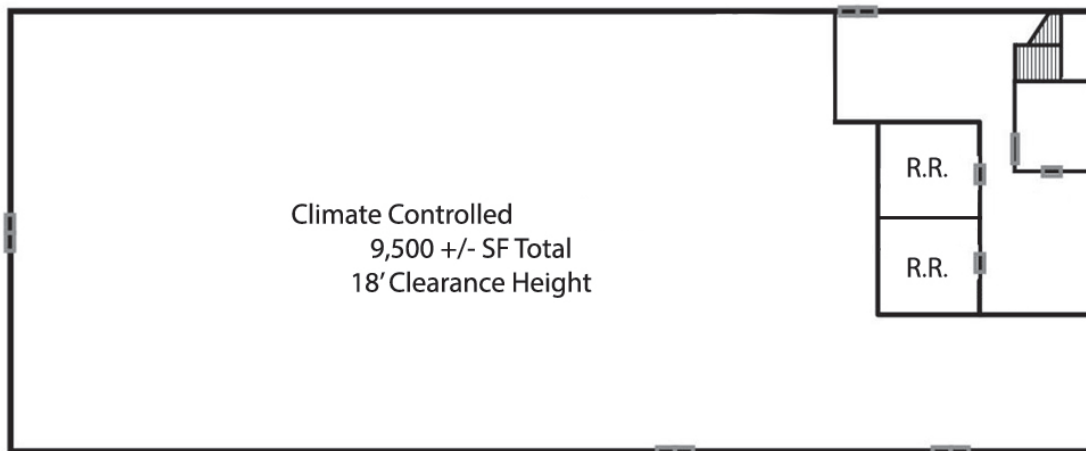
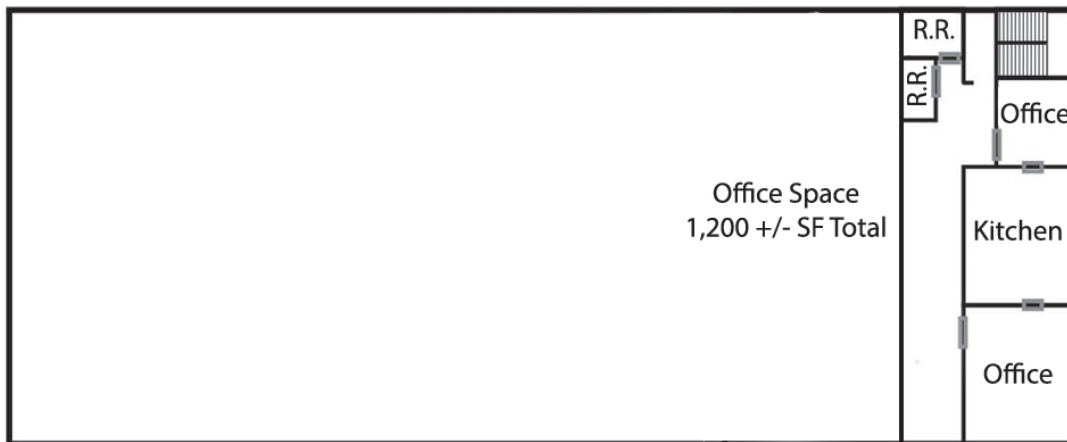


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Building 2 - Floor Plan



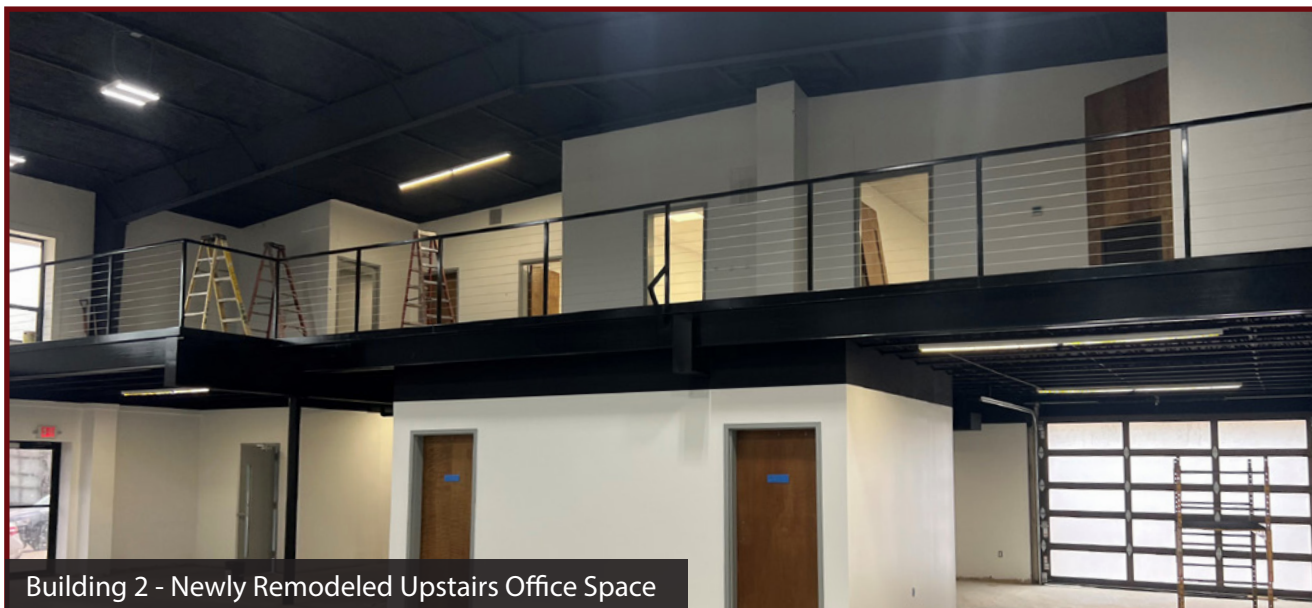
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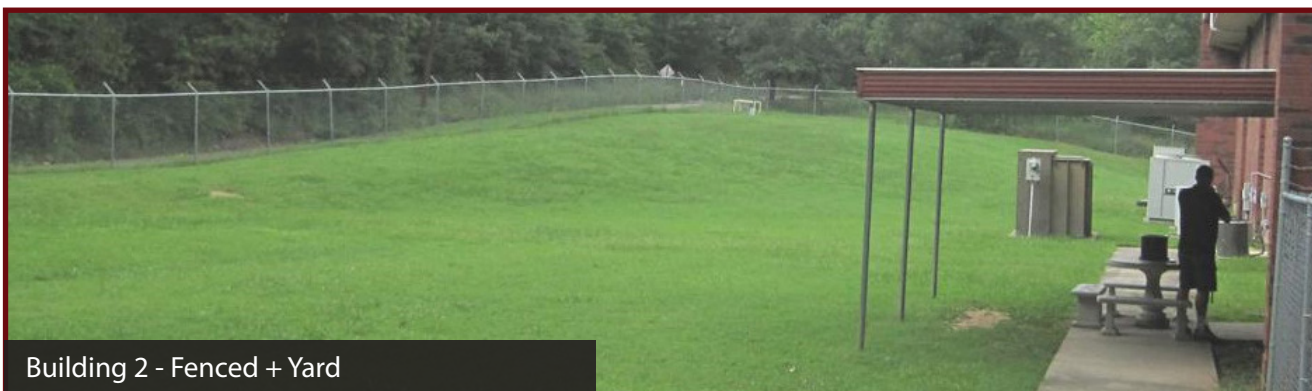
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FOR SALE BUILDING 2

2640 YOUREE DRIVE
SHREVEPORT, LA 71104



Building 2 - Newly Remodeled Upstairs Office Space



Building 2 - Fenced + Yard



Building 2



Building 2



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