



**9151 Youree Drive
\$8,500,000 | 137,975 SF**

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Offering Summary

Sale Price:	\$8,500,000
Lease Rate:	\$6 SF/yr (NNN)
Building Size:	137,975 SF
Lot Size:	6.03 Acres
Price / SF:	\$61.61
Zoning:	I-1

Location Overview

Located at 9151 Youree Drive (LA Hwy 1), just off East Flournoy Lucas Road in south Shreveport, the property is centrally positioned with convenient access to key transportation corridors serving the Shreveport-Bossier market. Its frontage along Youree Drive provides direct north-south connectivity through Shreveport, with the site approximately 1.78 miles from LA 3132 (Inner Loop), 3.97 miles from I-49, and 11.71 miles from I-20.

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Located at 9151 Youree Drive in south Shreveport, this ±137,975 SF industrial facility sits on ±6.03 acres just off East Flournoy Lucas Road. The property includes ±120,000 SF of climate-controlled warehouse space, a ±13,650 SF mezzanine, ±2,725 SF of office/administrative space, and an attached ±1,600 SF baler room. The interconnected north and south warehouse sections provide a 24' eave height beneath the structural supports, reaching approximately 27'6" at the center. Within the northwest portion of the north section, the ±13,650 SF mezzanine provides approximately 12'3" of clearance beneath. Additional improvements include LED lighting, four Big Ass Fans, three-phase/480V electrical service, three air compressors, three vacuum pumps, an on-site water well, and a septic system. The roof was recoated in 2020 with a 40-mil silicone coating. The property is centrally positioned with convenient access to key transportation corridors: 1.78 miles from LA 3132 (Inner Loop), 3.97 miles from I-49, 11.71 miles from I-20, and 12.8 miles from Shreveport Regional Airport.

North Side

- (1) 12' W × 14' H grade-level door
- Office areas serving the north warehouse section, including reception, private offices, a conference room, breakroom, and multi-stall employee restrooms

East Side

- (1) 16' W × 12'5" H van-height door located near the southeast corner of the building
- Door is elevated approximately 1.5 feet above grade and was previously used for dumpster access

South Side

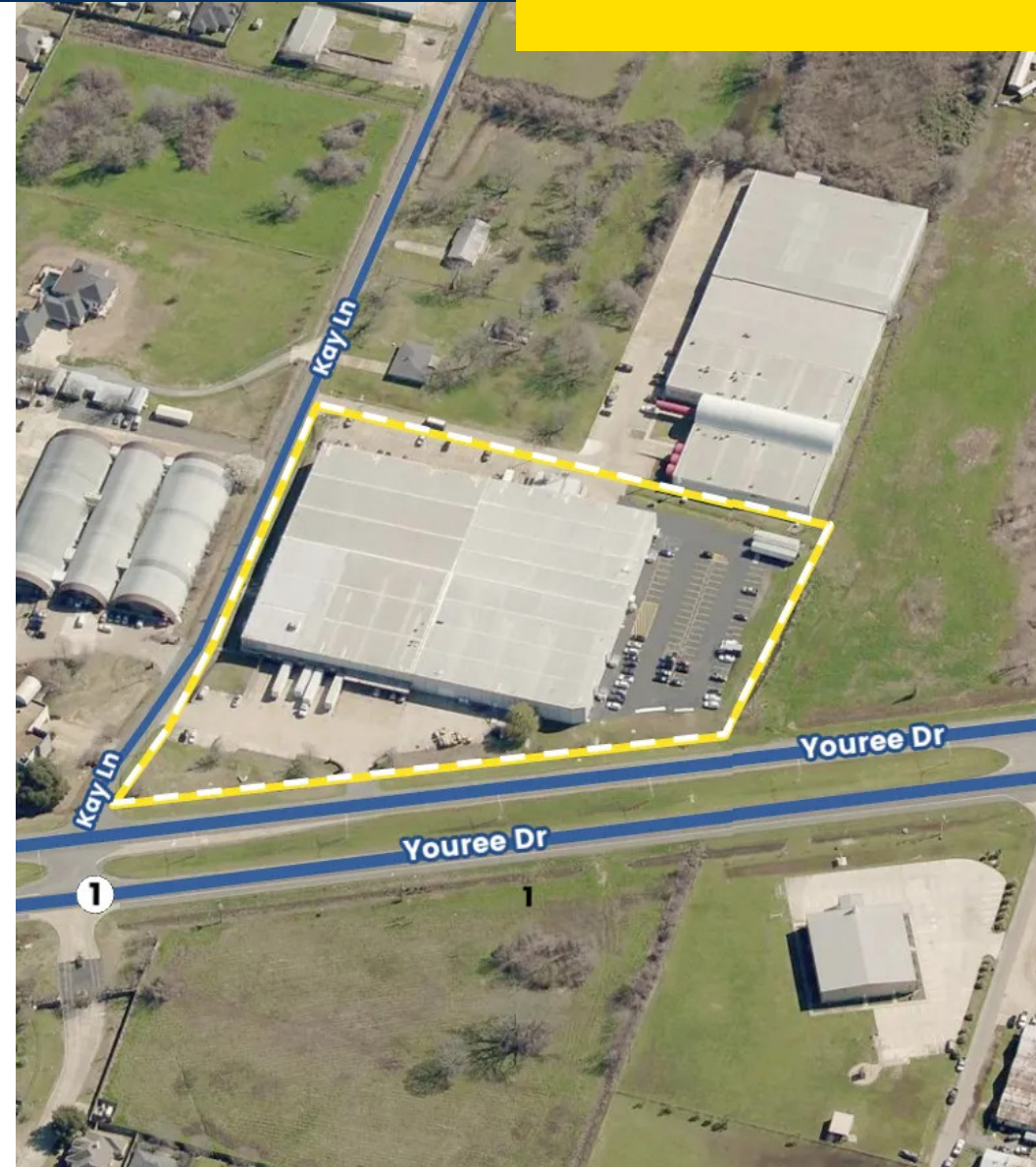
- Primary surface parking area
- No dock-high, grade-level, or van-height doors
- Interior press and finishing rooms totaling approximately 8,887 SF are positioned along the south side of the warehouse and are served by central heating and air conditioning

West Side

- 15 total loading doors
- 8 dock-high doors:
 - (7) 8' W × 8' H
 - (1) 8' W × 9' H
 - (6) 10' W × 10' H grade-level
 - (1) 20' W × 14' H grade-level

Building Doors Summary

- 9 loading docks
- 8 grade-level doors





Industrial Property For Sale & Lease



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