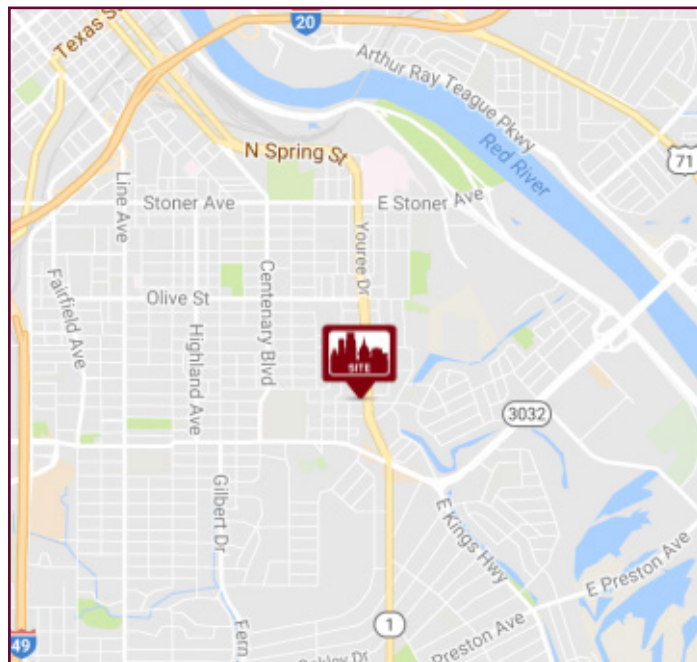




# FOR SALE OR LEASE

2640 YOUREE DRIVE, SHREVEPORT, LA 71104

- For Sale or Lease: 15,040 SF free standing office/warehouse
- 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**

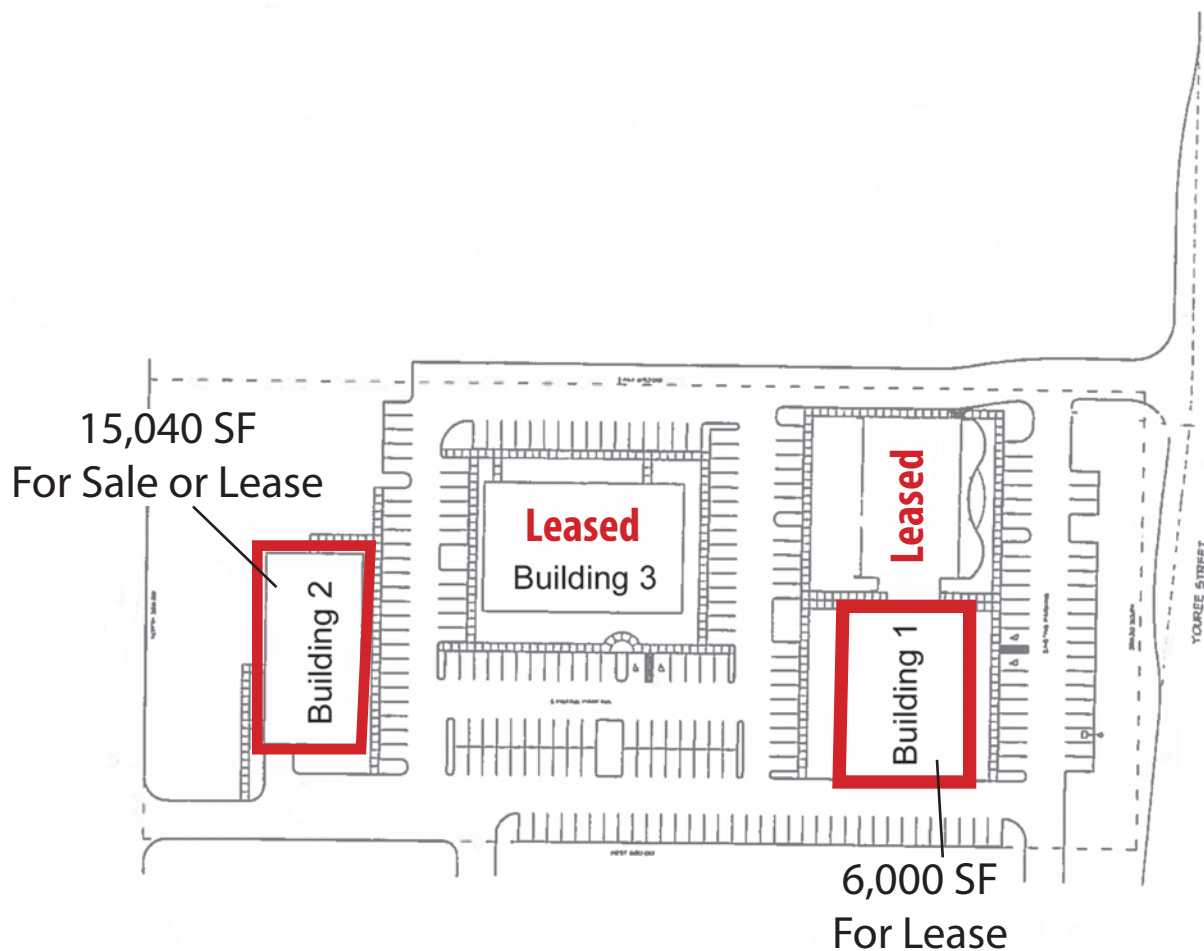
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FOR SALE OR LEASE  
BUILDING 1 & 2

2640 YOUREE DRIVE  
SHREVEPORT, LA 71104

# Site Plan



For more information, contact:

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# FOR SALE OR LEASE BUILDING 1 & 2

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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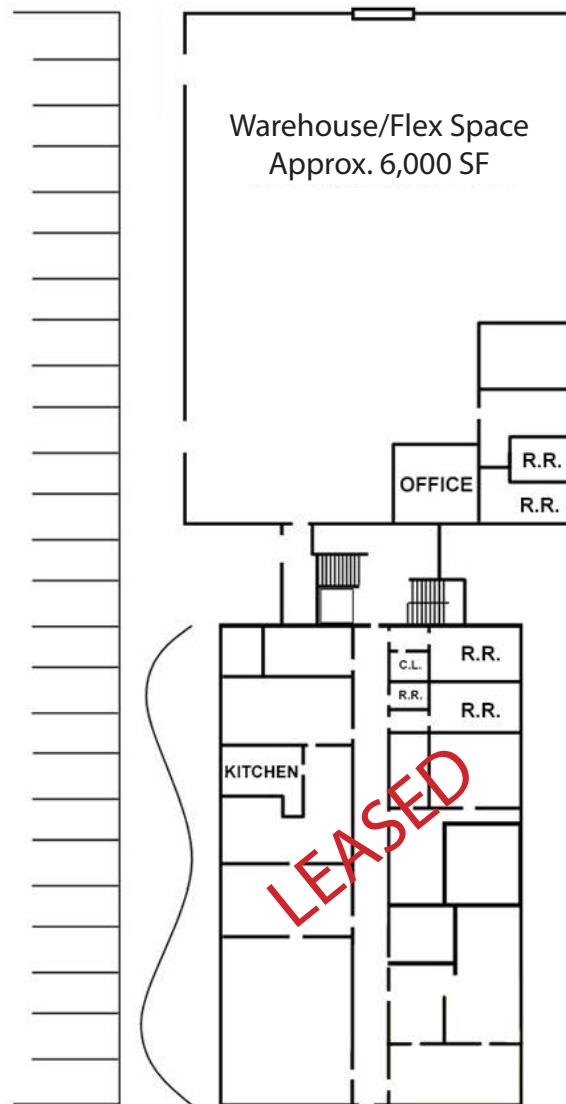
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FOR SALE OR LEASE  
BUILDING 1 & 2

2640 YOUREE DRIVE  
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## Building 1 First Floor



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# FOR SALE OR LEASE BUILDING 1 & 2

2640 YOUREE DRIVE  
SHREVEPORT, LA 71104



## PROPERTY HIGHLIGHTS

### Building 2 - Office/Warehouse

- ± 15,040 SF office/warehouse
  - ± 2,770 SF upstairs office
    - Two restrooms
    - Full kitchen/breakroom
  - ± 2,770 SF downstairs shop
    - Two restrooms
    - Vault
  - ± 9,500 SF fully insulated warehouse
    - Climate-controlled
    - Overhead door
    - 18' clear height
- Fenced with surplus yard
- Available May 1, 2019

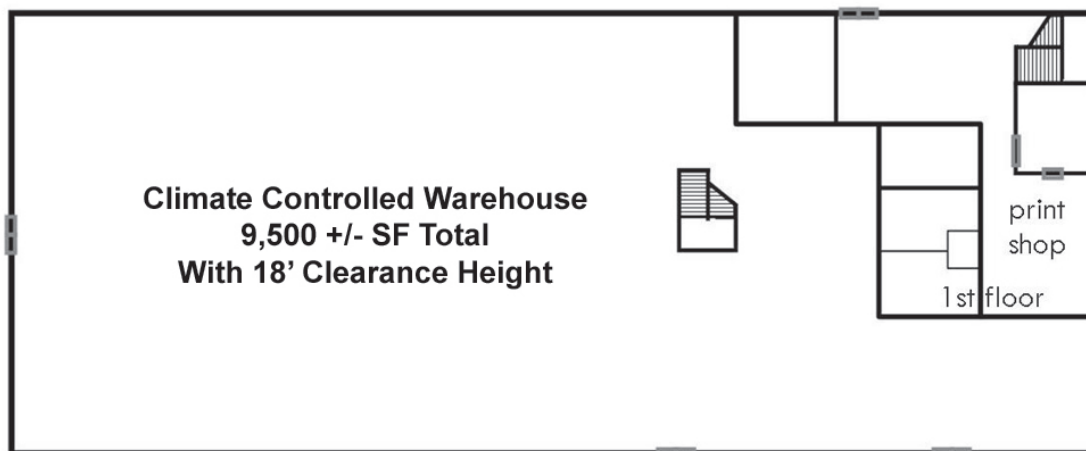
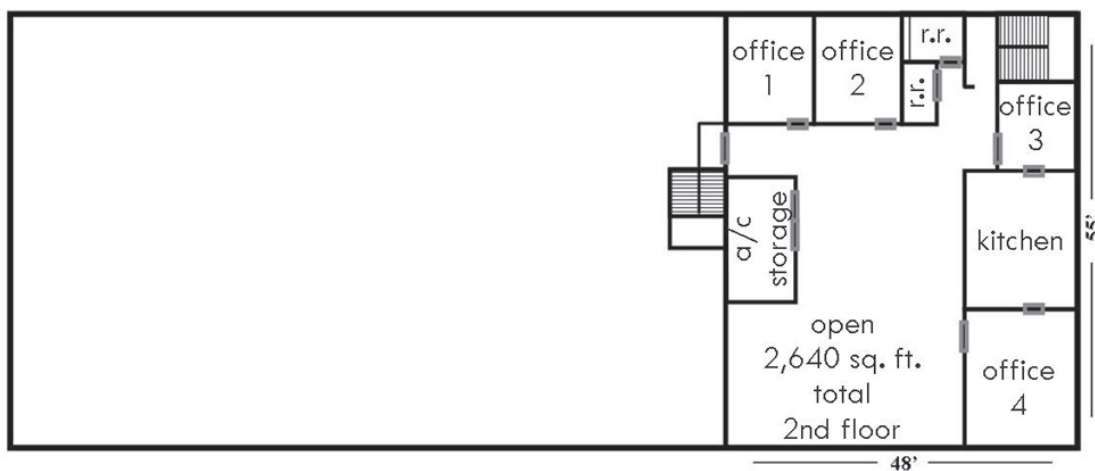


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### Building 2 - Floor Plan Office/Warehouse



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# FOR SALE OR LEASE BUILDING 1 & 2

2640 YOUREE DRIVE  
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Building 2 - Upstairs Office Space



Building 2 - Office/Warehouse Fenced + Yard



Building 2 - Warehouse



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