

**6,325 SF AVAILABLE  
FOR LEASE**



**6103 YOUREE DRIVE  
Shreveport, LA 71105**



### **PROPERTY SUMMARY**

6103-6105 Youree Drive is multi-tenant building featuring a variety of space options. The subject property, Suite 6103 was previously leased to Town South Home Center for over 20 years. It includes a mixture of warehouse/garage/storage and showroom space, with two private offices, and a sales counter. The warehouse/ garage storage space contains a loft, storage closet, and an overhead door. The property provides excellent pylon signage fronting Youree Drive.

### **LOCATION OVERVIEW**

The subject property is located on the east side on Youree Drive, directly across from Youree Drive Magnet School. It's ideally situated on Shreveport's busiest street and centrally sits between the Youree Dr/Southfield Rd and E 70th St./Youree Dr. intersections. It's accessible to Kings Hwy via Carroll St. and is only 2.1 miles from Interstate 49.

[CLICK HERE FOR MORE INFO](#)

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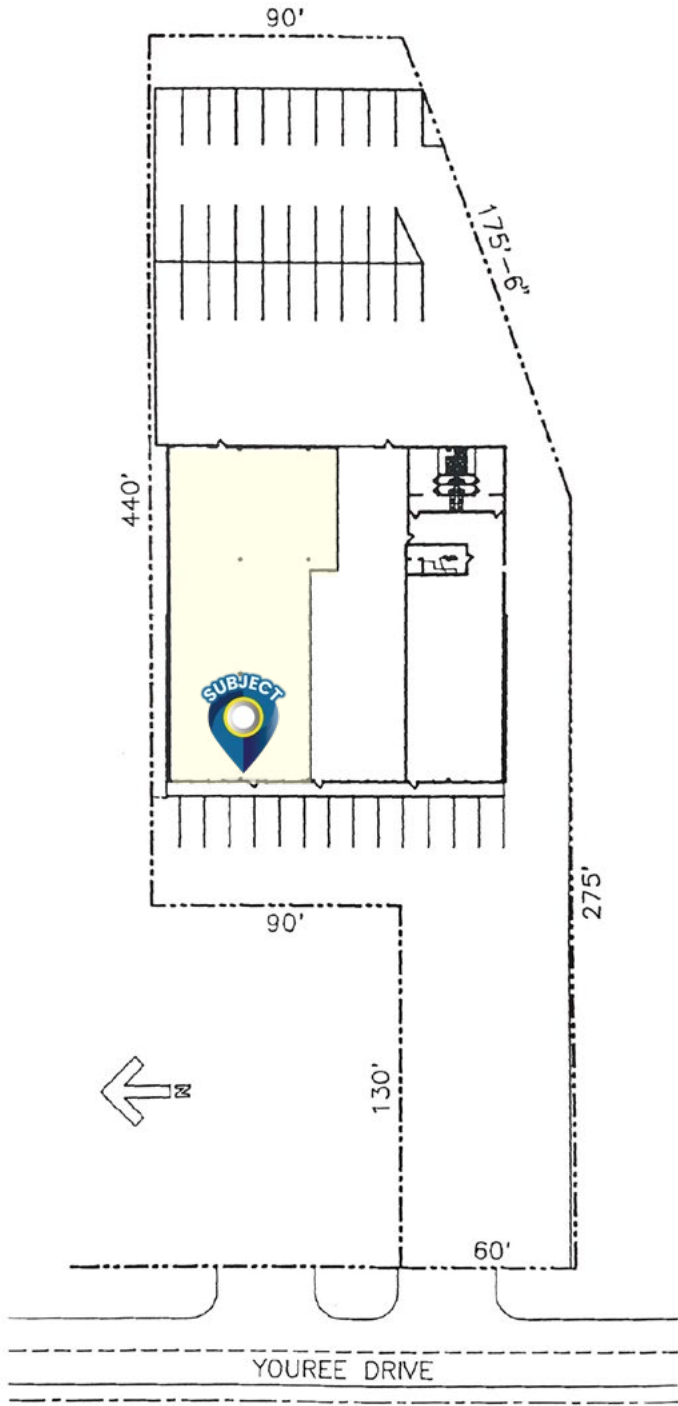
## PROPERTY DETAILS

Available SF:	6,325
Building Size:	14,400 SF
Lot Size:	1.13 AC
Lease Rate:	\$7.60/ SF (Annual)
Lease Type:	Modified Gross
Year Built:	Approx 1995
Parking Spaces	53
Zoning:	C-3



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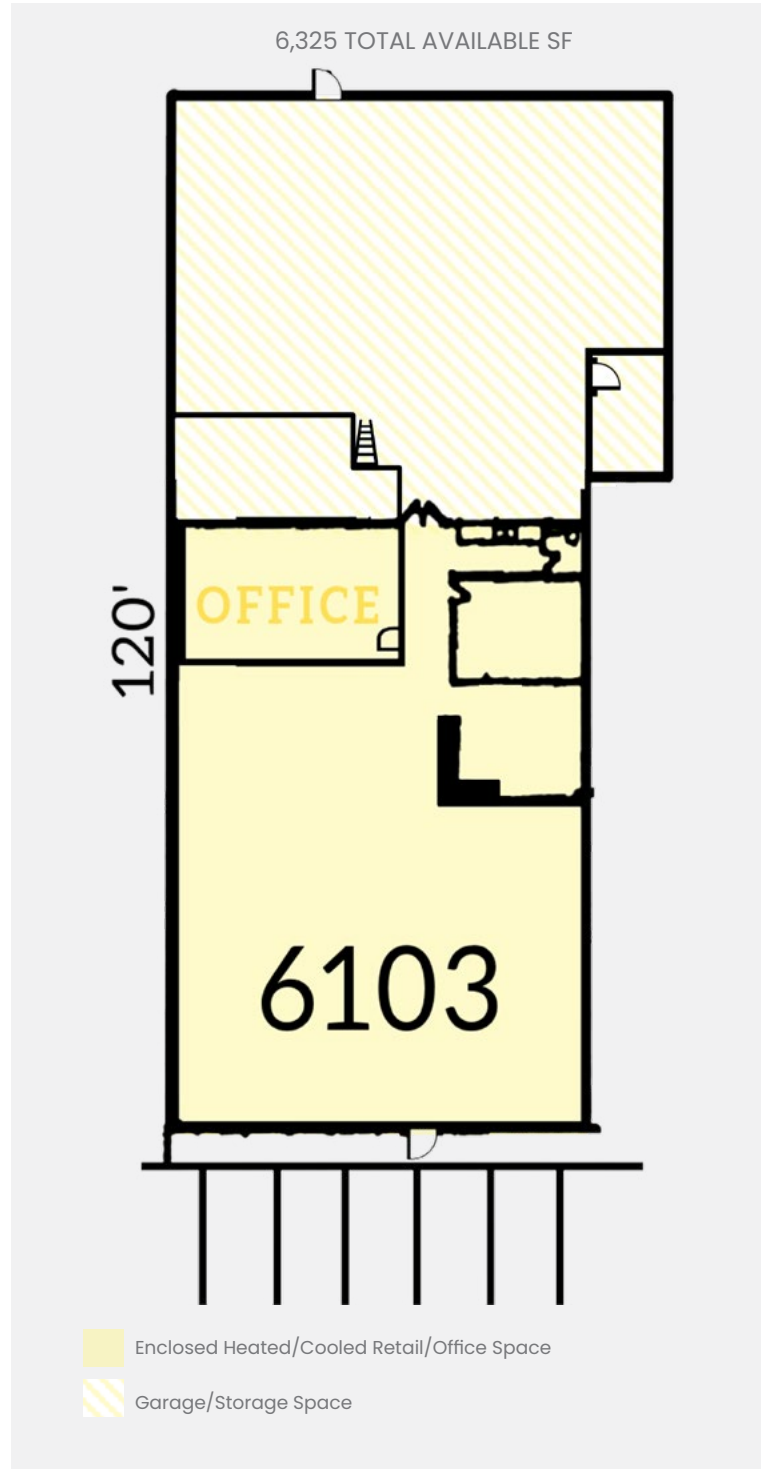
**SITE PLAN**



SCALE: 1" = 60'

*\*Plans depicted above are not according to scale and are represented for conceptual and illustrative purposes only.*

**FLOOR PLAN**



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