



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

Grant Smith, CCIM
Direct 318.698.1116
Mobile 318.470.3676
GrantS@sealynet.com

Melissa Riddick, SIOR
Direct 318.698.1110
Mobile 318.218.4987
MelissaR@Sealynet.com

Roland Ricou
Direct 318.698.1109
Mobile 318.773.3357
RolandR@Sealynet.com

Sealy Real Estate Services
333 Texas Street, Suite 1050
Shreveport, LA 71101
318.222.8700
www.sealynet.com



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.

Sealy Real Estate Services
333 Texas Street, Suite 1050
Shreveport, LA 71101
318.222.8700
www.sealynet.com

Grant Smith, CCIM
Direct 318.698.1116
Mobile 318.470.3676
GrantS@sealynet.com

Melissa Riddick, SIOR
Direct 318.698.1110
Mobile 318.218.4987
MelissaR@Sealynet.com

Roland Ricou
Direct 318.698.1109
Mobile 318.773.3357
RolandR@Sealynet.com

All information set forth in this brochure has been obtained from the owner, personal observation, or other reliable sources. Sealy Real Estate Services, LLC does not guarantee the accuracy of this information and makes no representations or warranties, expressed or implied, in this brochure. Information contained herein is subject to change without notice.

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

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

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

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 AND 8-GRADE LEVEL DOORS)

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.

EXPANSION OPPORTUNITY | An additional ±6.81 acres of adjacent land is available for purchase separately. Pricing negotiable.





Industrial Property For Sale & Lease



All information set forth in this brochure has been obtained from the owner, personal observation, or other reliable sources. Sealy Real Estate Services, LLC does not guarantee the accuracy of this information and makes no representations or warranties, expressed or implied, in this brochure. Information contained herein is subject to change without notice.



Sealy Real Estate Services
333 Texas Street, Suite 1050
Shreveport, LA 71101
318.222.8700
www.sealynet.com

Grant Smith, CCIM
Direct 318.698.1116
Mobile 318.470.3676
GrantS@sealynet.com

Melissa Riddick, SIOR
Direct 318.698.1110
Mobile 318.218.4987
MelissaR@Sealynet.com

Roland Ricou
Direct 318.698.1109
Mobile 318.773.3357
RolandR@Sealynet.com

All information set forth in this brochure has been obtained from the owner, personal observation, or other reliable sources. Sealy Real Estate Services, LLC does not guarantee the accuracy of this information and makes no representations or warranties, expressed or implied, in this brochure. Information contained herein is subject to change without notice.