

\$2,750 - 9275 Youree Drive, Shreveport

MLS® #20805745

\$2,750

0 Bedroom, 0.00 Bathroom,
Commercial Lease on 2.47 Acres

Cordaro, Shreveport, LA

Office-Warehouse suite available for lease containing 2,018 square feet, featuring a large office, private restroom, 6-ton HVAC unit (entire space is heated and cooled), LED lighting throughout, 12' x 12' overhead door, and signage on building fronting Youree Drive.

Landlord is responsible for paying the following: water, sewer, dumpster, lawn, landscape, irrigation, exterior lighting, security camera monitoring, HVAC maintenance and regular air filter replacement, property taxes, building insurance, all exterior building maintenance, and all common area maintenance (CAM). Tenant is responsible for paying electricity, which is individually metered, internet and phone at tenant's option.

Conveniently located at the northeast corner of Youree Drive and Flourney Lucas Road in southeast Shreveport, with easy access to 3132 & I-49.

Zoned I-MU, which permits all uses under C-3, C-4 and I-1 zonings. Site contains 2.5 acres, with 70 concrete parking spaces.

Please call with any questions or for additional information. Owner-Agent.

Built in 2022

Essential Information



MLS® #	20805745
Price	\$2,750
Bathrooms	0.00
Acres	2.47
Year Built	2022
Type	Commercial Lease
Sub-Type	Industrial
Status	Active

Community Information

Address	9275 Youree Drive
Subdivision	Cordaro
City	Shreveport
County	Caddo
State	LA
Zip Code	71115

Amenities

Utilities	City Sewer, City Water
Garages	Concrete

Interior

Heating	Central
# of Stories	1
Stories	1

Exterior

Roof	Metal
Construction	Brick, Metal Siding, Steel Siding
Foundation	Slab

Additional Information

Zoning	I-MU (Industrial Mixed Use)
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Listing Details

Listing Agent	Andrew Cordaro
Listing Office	Coldwell Banker Apex, REALTORS

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Listing information last updated on November 21st, 2025 at 12:22pm CST