

# Warehouse for Lease

## Executive Summary

3400 Bart Conner Dr.  
Norman, OK 73072



2 Units  
Available



## OFFERING SUMMARY

Total Available SF:	3,780 sf
Lease Rate:	\$8.46/psf + NNN
Min. Divisible:	1,890 sf
Building Size:	12,996
Lot Size SF:	40,145
Year Built:	2006
Office:	Yes (1)
Bathroom:	Two (2)
Roof:	TPO – New 3/2018
Zoning:	I-1 - Light Industrial
Market:	Norman
Overhead Doors (2):	12'(w) x 14' (h) Yes

Drive-In Doors:

## PROPERTY OVERVIEW

**3400 BART CONNER DR.** is a 12,996 sf warehouse built that sits on approx. 1 ac. of land. The property has a new TPO roof installed in March of 2018. There are two (2) units available currently combined as one unit, but can be divided (each unit 1890 sf). Each unit has one 12' (w) x 14' (h) grade level overhead (drive-in) door. This is an end cap space that has 2 bathrooms and a small office with full HVAC and a ceiling mounted gas heater in the warehouse. **Base rent = \$2665 + \$400 (NNN) = \$3,065/month.** Tenant pays utilities.

## LOCATION OVERVIEW

**THE WAREHOUSE** is located on the west side of I-35 between Tecumseh Rd. and Rock Creek Rd. in Norman, Oklahoma. There are entrance roads to the warehouse off the I-35 service road and NW 36<sup>th</sup> Ave.

## DEMOGRAPHICS

	<u>1 mile</u>	<u>3 mile</u>	<u>5 mile</u>
Total Households	3,424	16,000	40,982
Total Population	8,796	9,504	104,977
Average HH Income	\$133,464	\$96,925	\$80,842



CONTACT:

SCOTT HEIPLE, CCIM | OWNER – MANAGING BROKER

HCB COMMERCIAL REAL ESTATE CO., LLC

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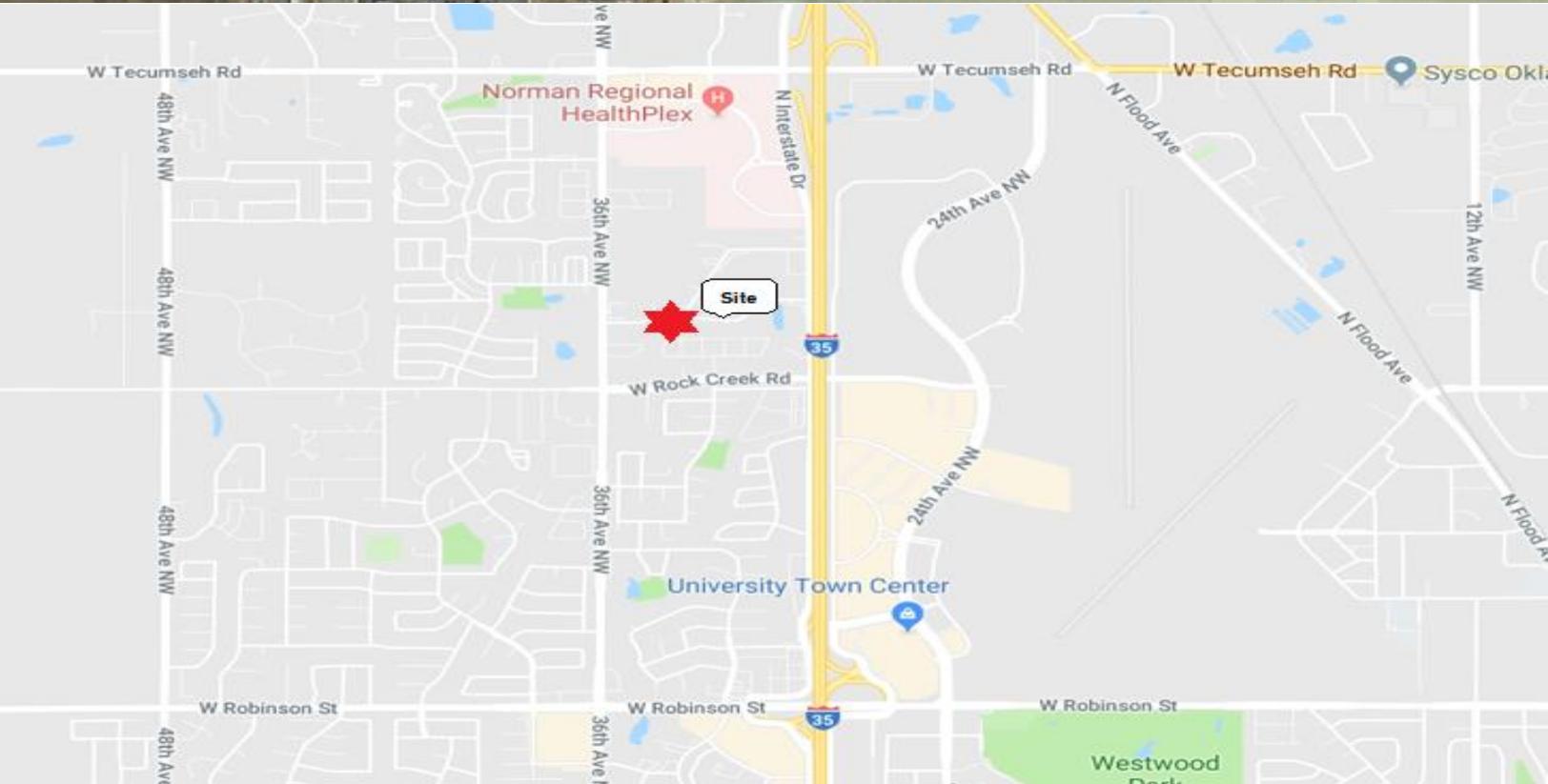
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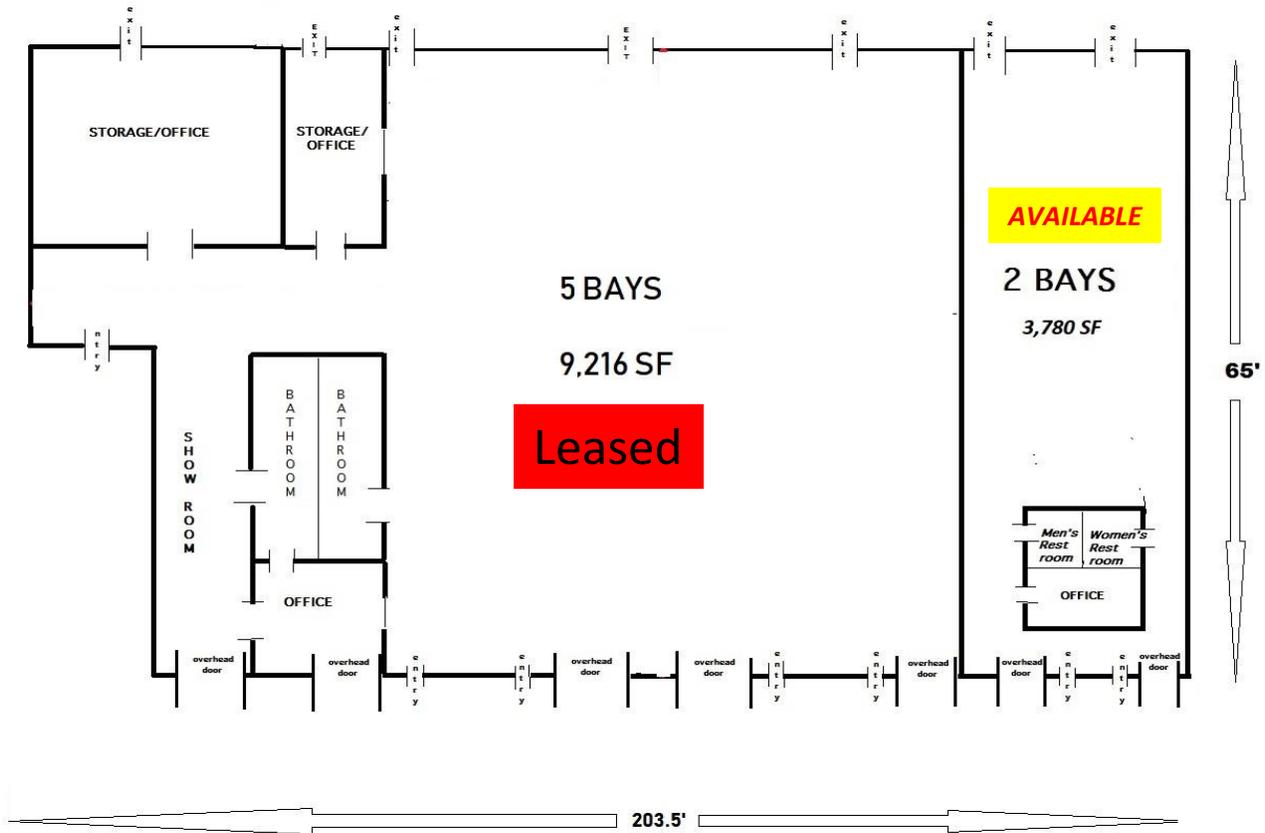
## Location Maps



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## Floorplan



3400 BART CONNER DR.

CURRENT FLOOR PLAN

*Depiction is accurate, but not to scale*