

Warehouse for Lease

Executive Summary

3400 Bart Conner Dr.
Norman, OK 73072



2 Units
Available



OFFERING SUMMARY

Unit Size:	3,780 sf
Lease Rate:	\$2,400/mo + NNN
Min. Divisible:	n.a.
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	YES - 2
OVHD Sizes:	12'(w) x 14' (h)

PROPERTY OVERVIEW

3400 BART CONNER DR. is a 12,996 sf warehouse built in 2006 and 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 totaling 3,780 sf. The units have two (2) 12' (w) x 14' (h) overhead drive-in doors. This is an end cap space that has 2 bathrooms and a small office with full HVAC and a ceiling mounted gas heater for the warehouse. Great Location. Near I-35.

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 36th Ave.

DEMOGRAPHICS

	<u>1 Mile</u>	<u>3 Miles</u>	<u>5 Miles</u>
Total Households	3,424	16,000	40,982
Total Population	8,796	39,504	104,977
Average HH Income	\$133,464	\$96,925	\$80,842



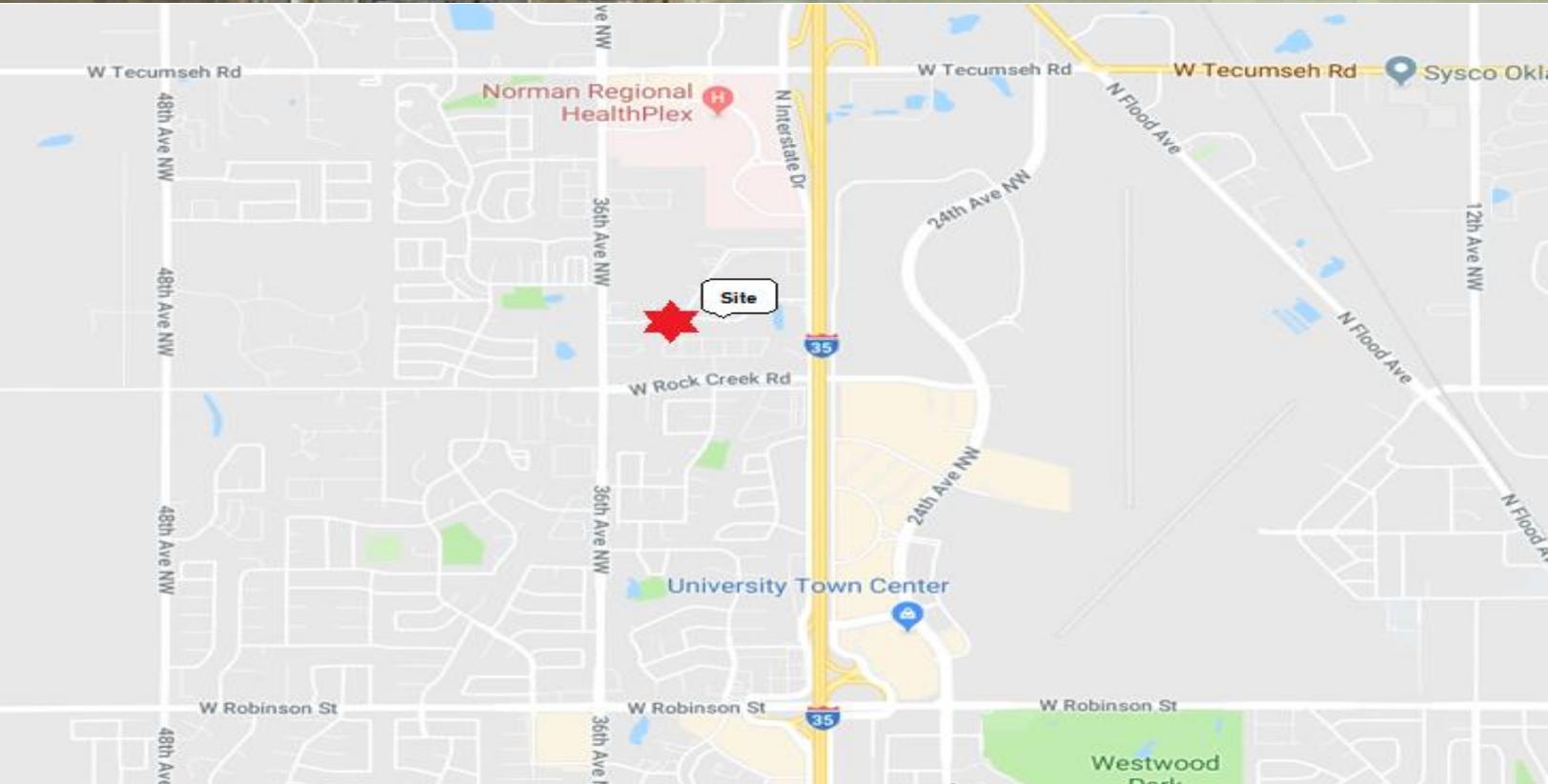
CONTACT:

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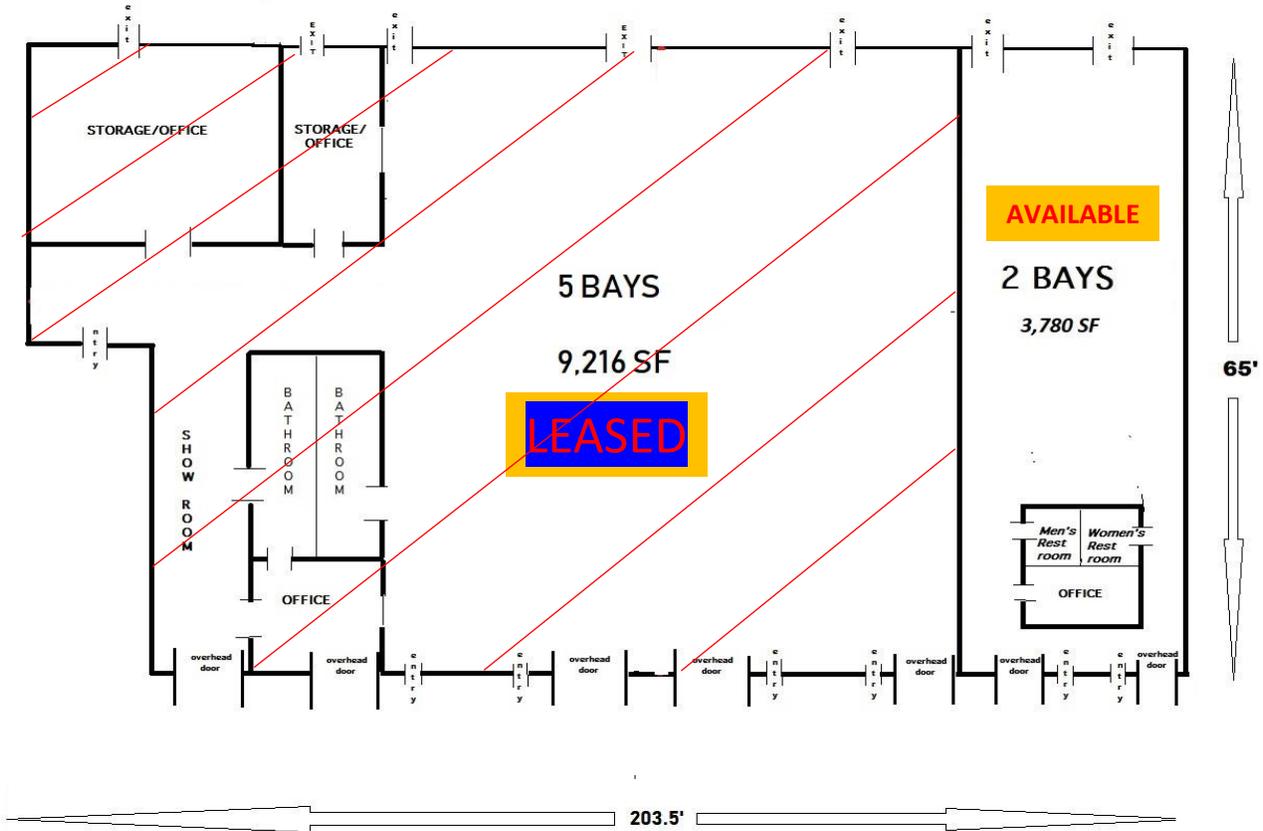
Location Maps



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Floorplan



3400 BART CONNER DR.

CURRENT FLOOR PLAN

Depiction is accurate, but not to scale

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