

# Warehouse for Sale or Lease

4200 28<sup>th</sup> Ave. NW  
Norman, OK 73069



## PROPERTY INFORMATION:

Address:	4200 28 <sup>th</sup> Ave. NW.
City/State/Zip	Norman, OK 73069
Building Size SF:	16,678
Total Units:	9 @ 1,853 sf each +/-
Unit Dimensions:	25' x 75' approx.
Overhead Doors:	12' x 14' each unit.
Combine Units:	Yes
Bathrooms/Heater:	Yes: one per unit
Ceiling Height:	18' at entry - 16' at rear
Lot Size:	3.1 acres
Sales Price:	\$2,300,000
Year Built:	2021
Lease Rate:	\$9.50 + NNN (Neg.)

## PROPERTY DESCRIPTION

Building "C" – is 16,678 sf warehouse. Built to have nine individual bays, the inside was custom configured for a medical marijuana grow facility. All equipment is intact and will remain with the property in either a sale or lease event. For sale at \$2,300,000 or Lease rate is \$9.50 + NNN. Terms negotiable. Individual units would be 1,853 +/- sf each with each having a 12' x 14' grade level OHD and one bathroom. The entire property is fenced with an automatic entry gate at the street for ultimate security. This development backs up to I-35, sits on 3.1 acres and is shared with 2 other buildings. Serviced by 480 Volts and 20,000 AMPS. Multiple HVAC units. Ceilings slope 18'-16'. Abundant parking.

## LOCATION

Fronts on I-35 (east side)

## DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
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:

Scott Heiple, CCIM | Owner – Managing Broker  
HCB Commercial Real Estate Co., LLC  
P.O. Box 639 Norman, Oklahoma 73070  
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405.447.7124 (fax)  
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Location Map



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for Sale



Site



Google Earth  
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BELWODE WAREHOUSES  
4200 28TH AVE  
NORMAN, OK 73069



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■ Architecture  
■ Historic Preservation  
■ Master Planning  
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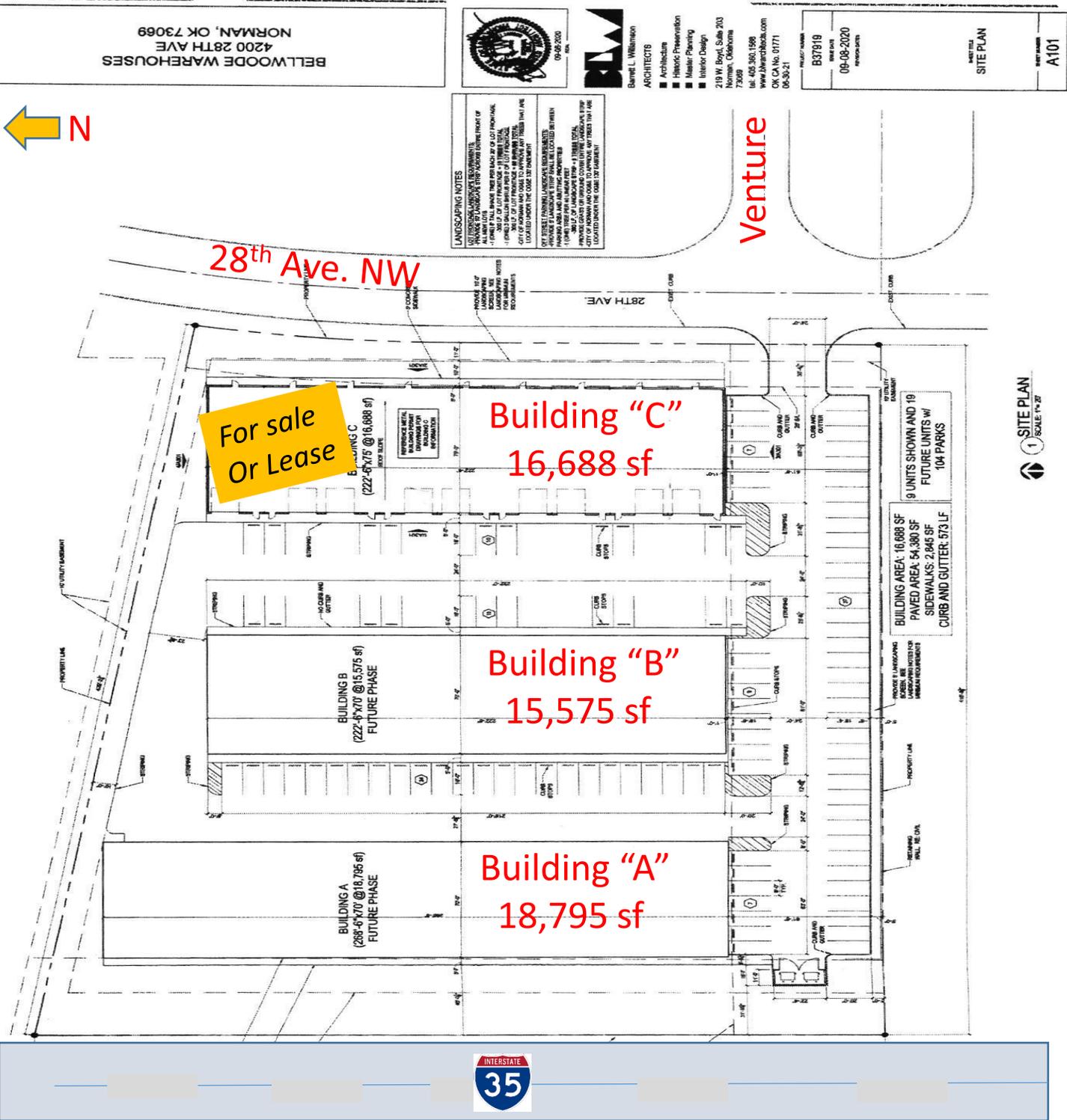
PROJECT NUMBER  
B37919  
DATE  
09-08-2020  
REVISED DATE

SHEET NUMBER  
SITE PLAN  
SHEET NAME  
A101



**LANDSCAPING NOTES**  
1. ALL LANDSCAPING SHALL BE IN ACCORDANCE WITH THE CITY OF NORMAN LANDSCAPING REGULATIONS.  
2. ALL LANDSCAPING SHALL BE INSTALLED WITHIN THE SPECIFIED TIME FRAME.  
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Venture



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*Pre-Occupancy (front)*

Building C  
Front of warehouse



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*Pre-Occupancy*



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Front of warehouse



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# Post Interior Buildout



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