

Warehouse for Lease

3103-09 N. Flood Ave.
Norman, OK 73069



PROPERTY INFORMATION:

PROPERTY DESCRIPTION

THESE TWO WAREHOUSES SIT ON ONE SECURED AND FENCED LOT. Bldg. 3109 (front bldg. closest to Flood Ave.) is 2,400 SF and Bldg. 3103 (back bldg.) is 4,500 SF. Both warehouses are located inside a secured fenced lot. Bldg. 3109 has a large 30'x50' mezzanine in the warehouse for storage. Both warehouses have ceiling mounted gas heaters and the offices (both bldgs.) have CH&A. Both bldgs. have kitchen areas and both buildings have showers in each bathroom. The lot is 29,621 SF with plenty of parking. **The owners will lease to medical marijuana growers, HOWEVER, the advertised lease rate is subject to change.** A rare find in north Norman. Free standing, secured warehouse. Incredible visibility along N. Flood Ave. **Both bldgs. Must be leased together (will not divide).**

LOCATION

JUST SOUTH OF THE ONCUE ON N. FLOOD AVE. in Norman, Oklahoma. Fronts on N. Flood Ave. (east side).

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Total Households	3,354	14,543	44,534
Total Population	9,881	44,675	73,890
Average HH Income	\$44,321	\$61,983	\$121,634

Address	3103-09 N. Flood Ave.
City/State/Zip	Norman, OK 73069
Building SF (3103)	4,500 (50' x 90')
Building SF (3109)	2,400 (40' x 60')
(3103) shop dimension	50' x 60'
(3109) shop dimension	40' x 40'
Bathrooms	3103 (2) ; 3109 (1)
Offices	3103 (2) ; 3109 (3)
Shop Ceiling Height	3103 (18') ; 3109 (14')
Shop SF (3103)	3,000 SF (60' x 50')
Shop SF (3109)	1,600 SF (40' x 40')
Year Built:	3109 ('92) ; 3103 ('01)
Lease Rate:	\$9.00/psf + NNN

CONTACT:

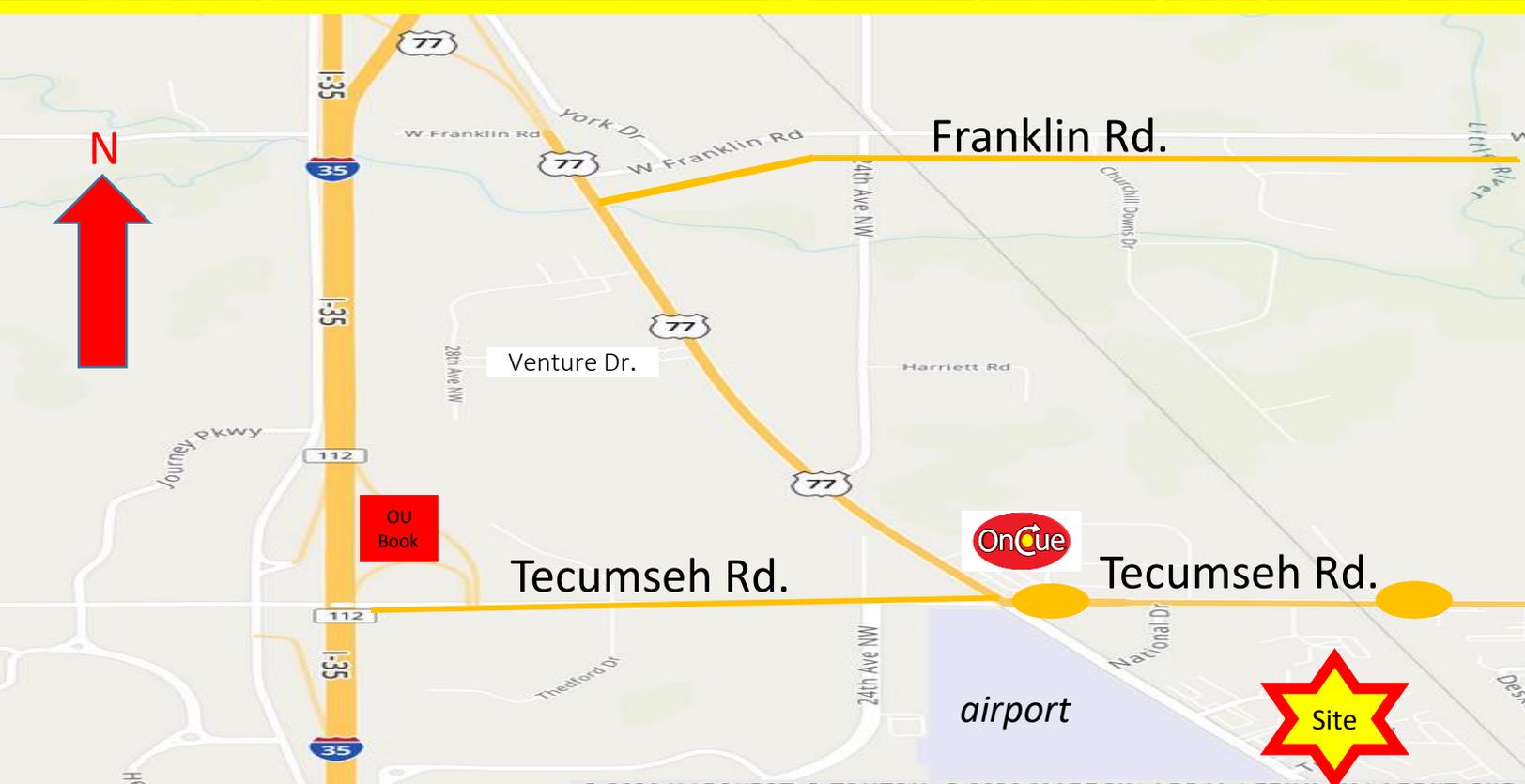
Scott Heiple, CCIM | Owner – Managing Broker
HCB Commercial Real Estate Co., LLC
P.O. Box 639 Norman, Oklahoma 73070
405.473.7653 (mobile)
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Warehouse for Lease



Location Map



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Warehouse for Lease



Aerial View



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Pictures

Separate Mailboxes



Front Street View



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Warehouse for Lease



Actual Construction Pictures



3103
(back bldg.)
Warehouse Interior

12'x14'

12'x14'

18'



3103
(back bldg.)
shop Interior
with mezzanine

12'x14'

12'x14'



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Warehouse for Lease



Pictures

Back bldg. view looking west to Flood Ave.



3109
(front bldg.)

Security gate

3103
(back bldg.)
front exterior
(looking east)



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Pictures

3109
(front bldg.)
Interior Office
Pics



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Warehouse for Lease



Pictures

Front Bldg.
warehouse Interior



Front Bldg.
warehouse Interior



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