

# Warehouse for Lease

4204 28<sup>th</sup> Ave. NW  
Norman, OK 73069



## PROPERTY INFORMATION:

Address:	4204 28 <sup>th</sup> Ave. NW.
City/State/Zip	Norman, OK 73069
Total Available SF:	9,750
Individual Units:	5 @ 1,950 sf each +/-
Unit Dimensions:	26' x 75' approx.
Overhead Doors:	12' x 14' each unit.
Combine Units:	Yes
Bathrooms/Office:	Yes: one ea. per unit
Ceiling Height:	22' at rear sloped to 19'
Zoning:	I-1 - Light Industrial
Total Lot Size:	3.15 acres
Year Built:	New Construction
Lease Rate:	9.50/psf + \$2.50/NNN

## PROPERTY DESCRIPTION

Building "B" (2 of 3) has five individual units @ 1,950 +/- sf each for lease. Units can be combined to lease all 9,750 sf., or lease individually. Each unit has a 12' x 14' overhead door (grade level), one bathroom and one office. The entire property is fenced with a security gate at the entry. Backs up to I-35. Great location. Need 45 days to finish interior upon lease signing.

## LOCATION

*Fronts I-35* on east side of I-35 just north of Tecumseh Rd. (north of the OnCue) in Norman, Oklahoma.

## 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



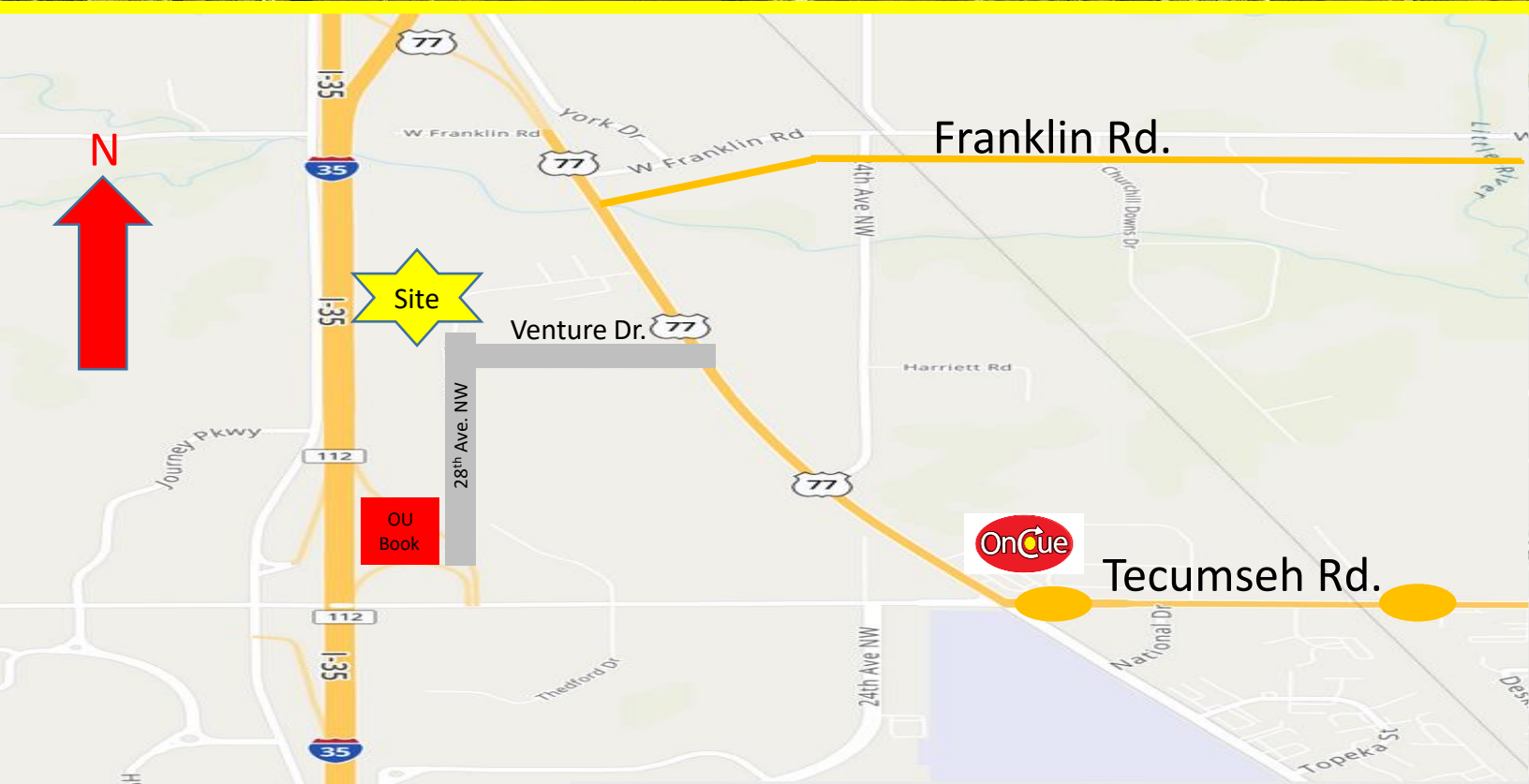
## CONTACT:

Scott Heiple, CCIM | Owner – Managing Broker  
HCB Commercial Real Estate Co., LLC  
P.O. Box 639 Norman, Oklahoma 73070  
405.473.7653 (mobile)  
405.447.7124 (fax)  
[scott.heiple@hcbcommercial.com](mailto:scott.heiple@hcbcommercial.com) (email)  
[www.hcbcommercial.com](http://www.hcbcommercial.com) (web)

# Warehouse for Lease



## Location Map



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# Warehouse for Lease



Site



Google Earth

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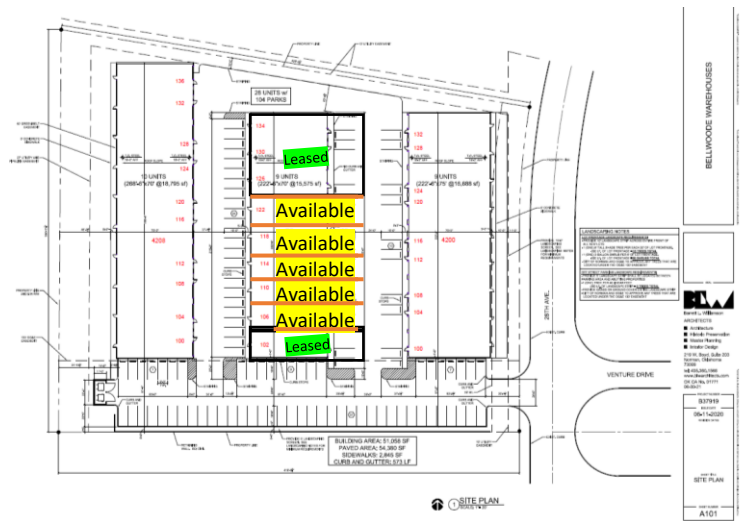


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# Available Units

- #106 @ 1946 sf
- #110 @ 1946 sf
- #114 @ 1946 sf
- #118 @ 1946 sf
- #122 @ 1946 sf



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## Site Plan



BELLODE WAREHOUSES  
4200 28TH AVE  
NORMAN, OK 73069



Barrett L. Williamson  
ARCHITECTS  
Architects  
Historic Preservation  
Master Planning  
Interior Design  
219 W. Boyd, Suite 203  
Norman, Oklahoma  
73069  
Tel: 405.361.1999  
www.hcbcommercial.com  
OK CA No. 01771  
05-30-21

PROJECT NUMBER  
B37919  
DATE  
09-08-2020  
DRAWN BY  
[Redacted]

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

28th Ave. NW

For sale

Building "C"  
16,688 sf

For lease

Building "B"  
15,575 sf

Slab only  
BTS  
(lease only)

Building A  
(288'-6"x70' @ 18,795 sf)  
FUTURE PHASE

Building "A"  
18,795 sf

9 UNITS SHOWN AND 19  
FUTURE UNITS w/  
104 PARKS  
BUILDING AREA: 16,688 SF  
PAVED AREA: 54,380 SF  
SIDEWALKS: 2,845 SF  
CURB AND GUTTER: 573 LF

1 SITE PLAN  
SCALE: 1/4" = 1'-0"



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## Pictures

Front of warehouse



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Front of warehouse



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Front of warehouse



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Pictures



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# Warehouse for Lease

*Interior*



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