

Warehouse for Lease

Executive Summary

3400 Bart Conner Dr.
Norman, OK 73072



OFFERING SUMMARY

Total Available SF:	1,800 sf
Lease Rate:	\$9.80 psf
NNN	\$2.50 psf
Building Size:	13,000 sf
Lot Size SF:	40,145 sf
Year Built:	2006
Office:	No - but can
Bathroom:	Yes (1)
Roof:	TPO – New 2022
Zoning:	I-1 - Light Industrial
Market:	Norman
Overhead Doors	Yes - 1
OHD Size	12' x 14'

PROPERTY OVERVIEW

3400 BART CONNER DR. #160 is a 1800 sf warehouse single "end cap" unit for lease west of I-35 in Norman, OK. It has one (1) 12' x 14' overhead door with an electric opener and one (1) bathroom. This is a single "end cap" unit in a 13,000 sf building. Ample parking in a very quiet area. Great access to I35. New TPO roof in 2022. Owner pays the water/sewer/trash as a part of the rent. Great for a small business owner, contractor, hobbyist or just storing your expensive boat or RV. Easy to show.

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 mile</u>	<u>5 mile</u>
Total Households	3,424	1 6,000	40,982
Total Population	8,796	9,504	104,977
Average HH Income	\$133,464	\$96,925	\$80,842



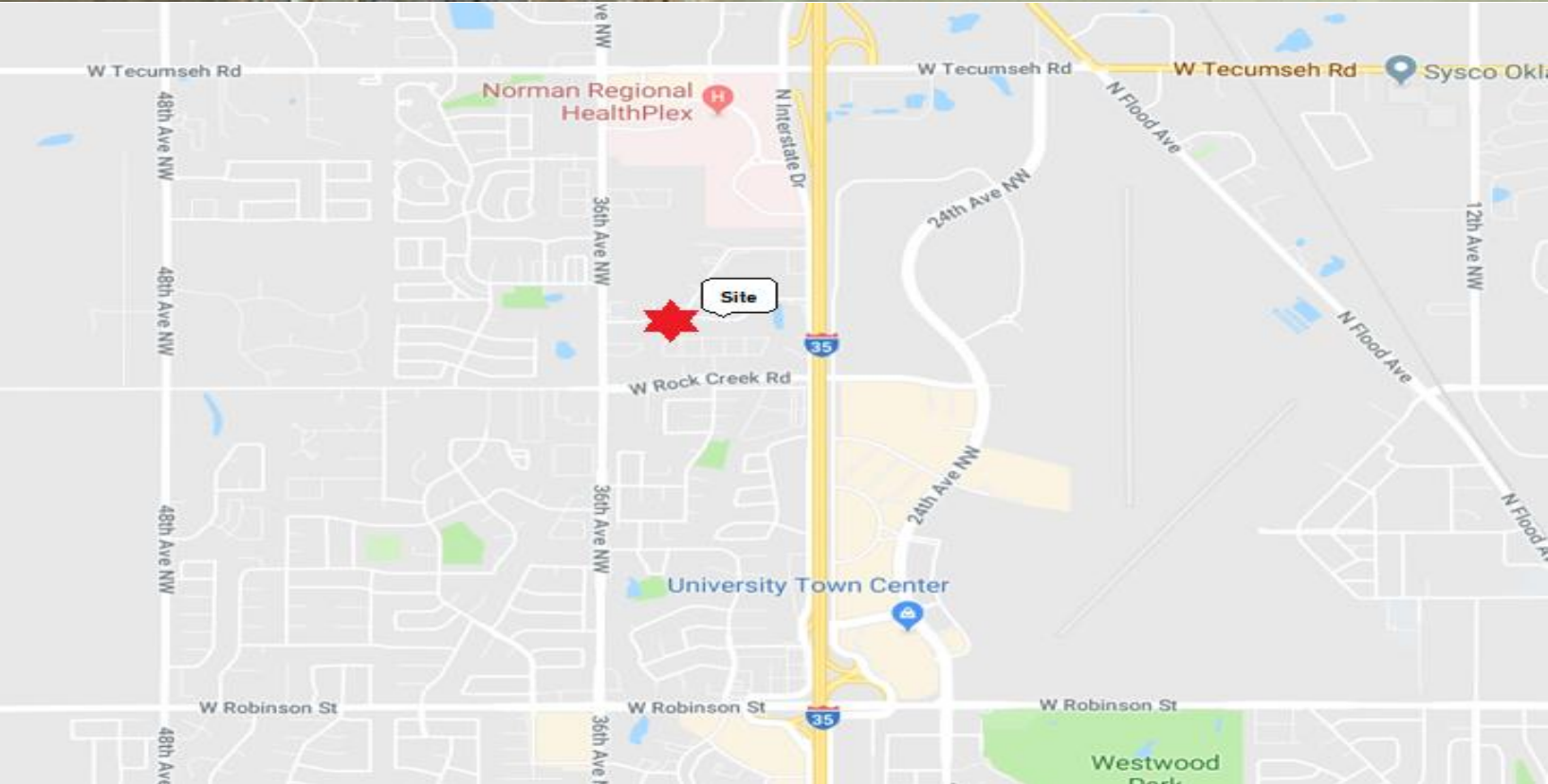
CONTACT:

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Location Maps



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Pictures



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