



INDUSTRIAL FLEX SPACE FOR LEASE

1811 INDUSTRIAL BOULEVARD

Norman, OK 73069

JASON HOGSETT

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EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate:	\$9.00 SF/yr (MG)
Building Size:	13,466 SF
Available SF:	1,200 - 7,121 SF
Year Built:	1973
Renovated:	2020

PROPERTY OVERVIEW

1811 Industrial Boulevard offers versatile flex space in Norman, Oklahoma. The multi-tenant flex building contains 13,466 square feet and is ideal for various uses. Whether you want to establish a fitness center, warehouse, distribution center, or other commercial venture, this building can be tailored to meet specific needs with warehouse including three overhead doors and office space upon entry.

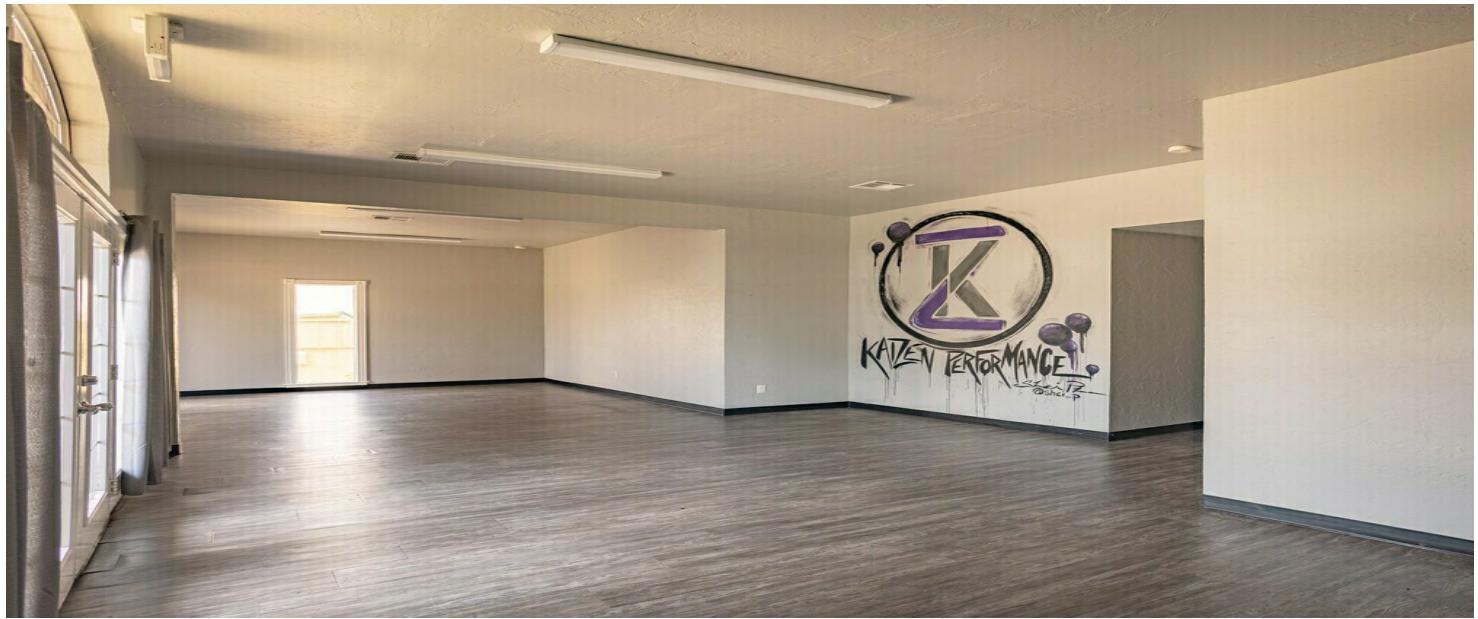
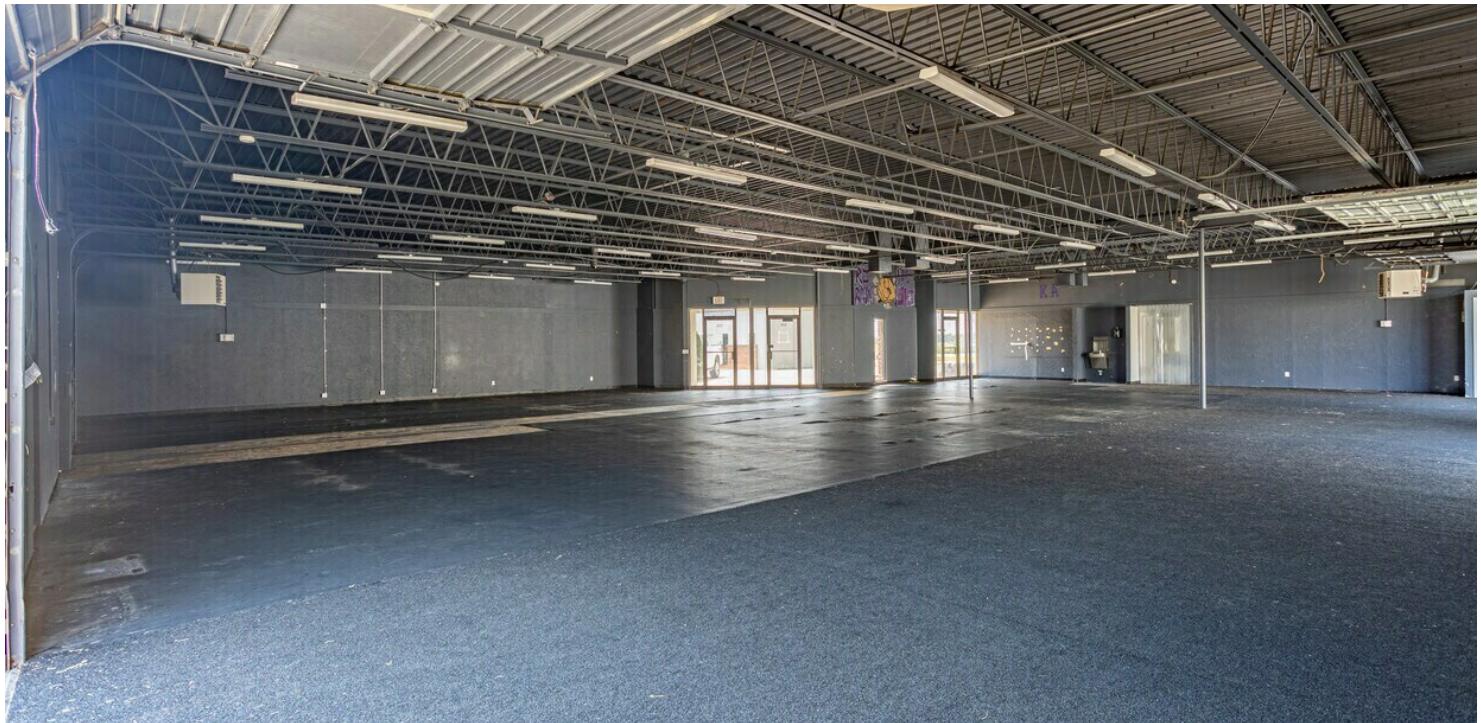
SPACES	LEASE RATE	SPACE SIZE
Suite 115	\$9.00 SF/yr	1,200 SF
Suite 105	\$9.00 SF/yr	7,121 SF

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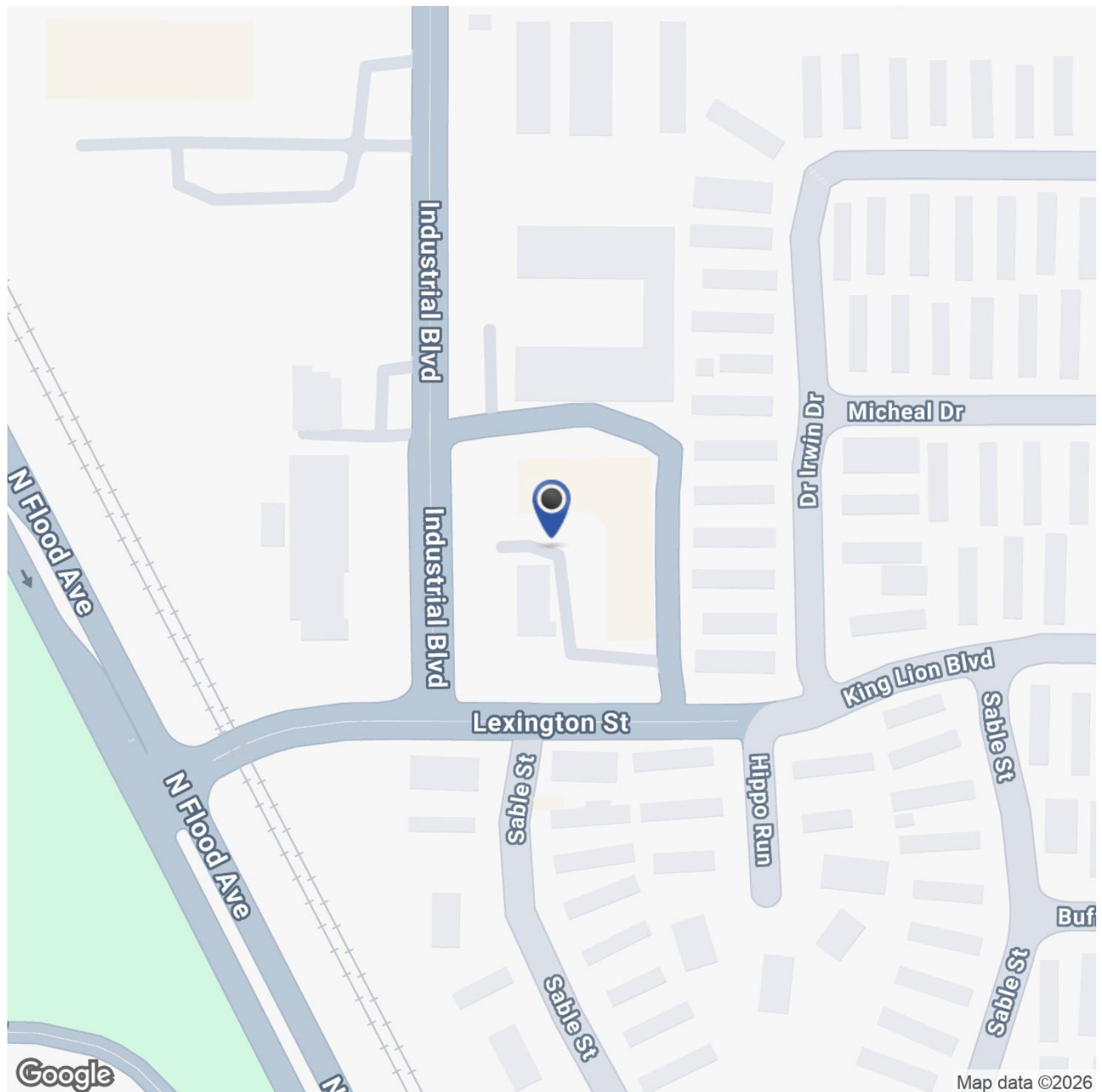


ADDITIONAL PHOTOS



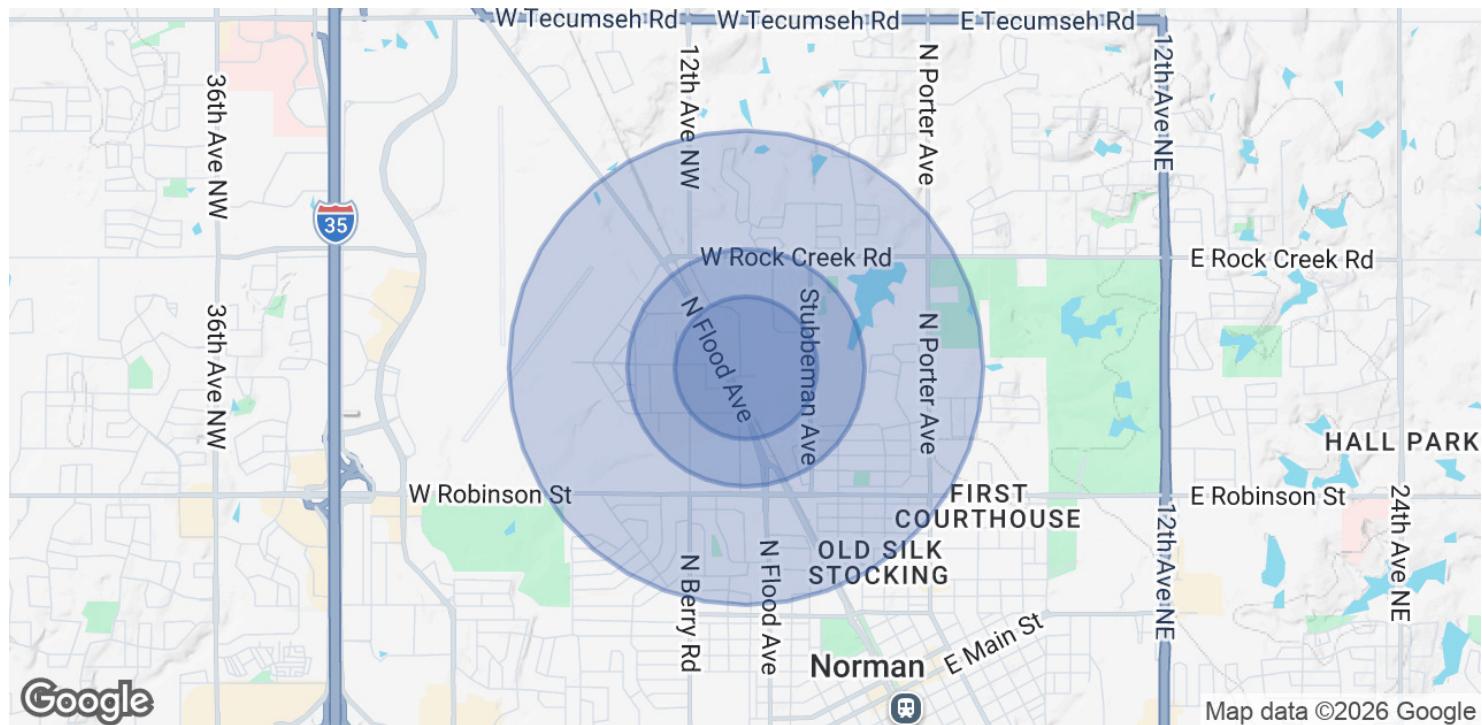
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LOCATION MAP



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DEMOGRAPHICS MAP & REPORT



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	901	1,472	6,739
Average Age	34	34	37
Average Age (Male)	32	32	35
Average Age (Female)	35	35	39

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	332	551	2,746
# of Persons per HH	2.7	2.7	2.5
Average HH Income	\$75,927	\$77,522	\$84,355
Average House Value	\$156,396	\$164,453	\$200,290

Demographics data derived from AlphaMap