

FOR LEASE

2451 Van Buren St,
Norman, OK 73072



Johnson
Commercial Group

JohnsonCommercialGroup.com



Offering Summary

Available SF: 8,250 SF
Lot Size: 1.27 Acres
Lease Rate: \$12 SF/YR
Lease Type: Full Service
Zoning: C-2
Year Built: 1989/2015
Traffic Count: 29,302

Property Overview

This 8,250 SF +/- warehouse facility offers a functional layout in a strong Norman industrial location, ideal for distribution, storage, manufacturing, or service users. The property features 21' clear height, a 14'x14' overhead door with ramp, and an 8'x10' dock-high door with dock plate for efficient loading and operations. Additional improvements include LED lighting, unit heater, HVAC office area, breakroom, two restrooms, and a fire suppression system. With excellent accessibility and versatile features, this property is well-positioned to support a wide range of business needs.

Chris Johnson
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BRICK & BEAM
REALTY

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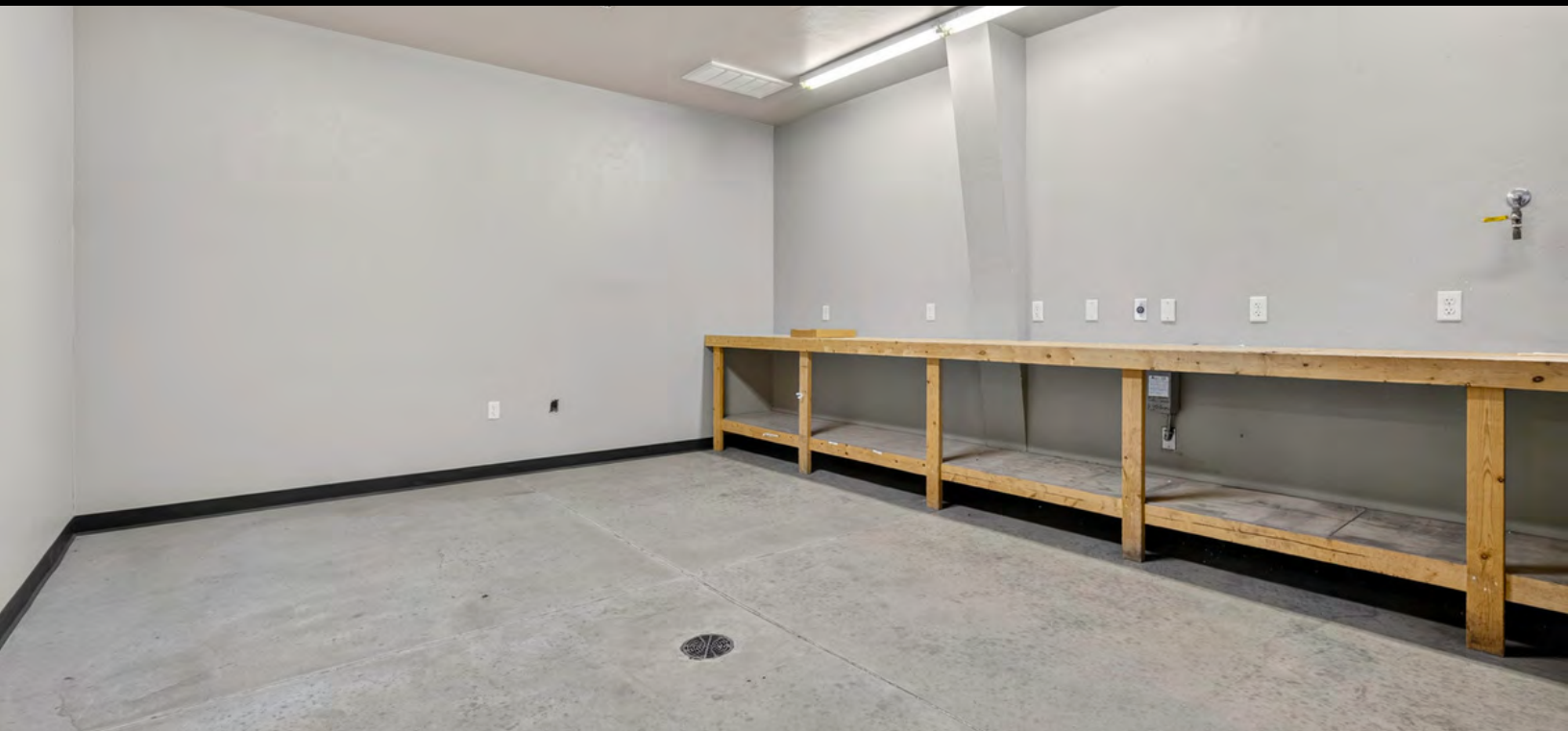
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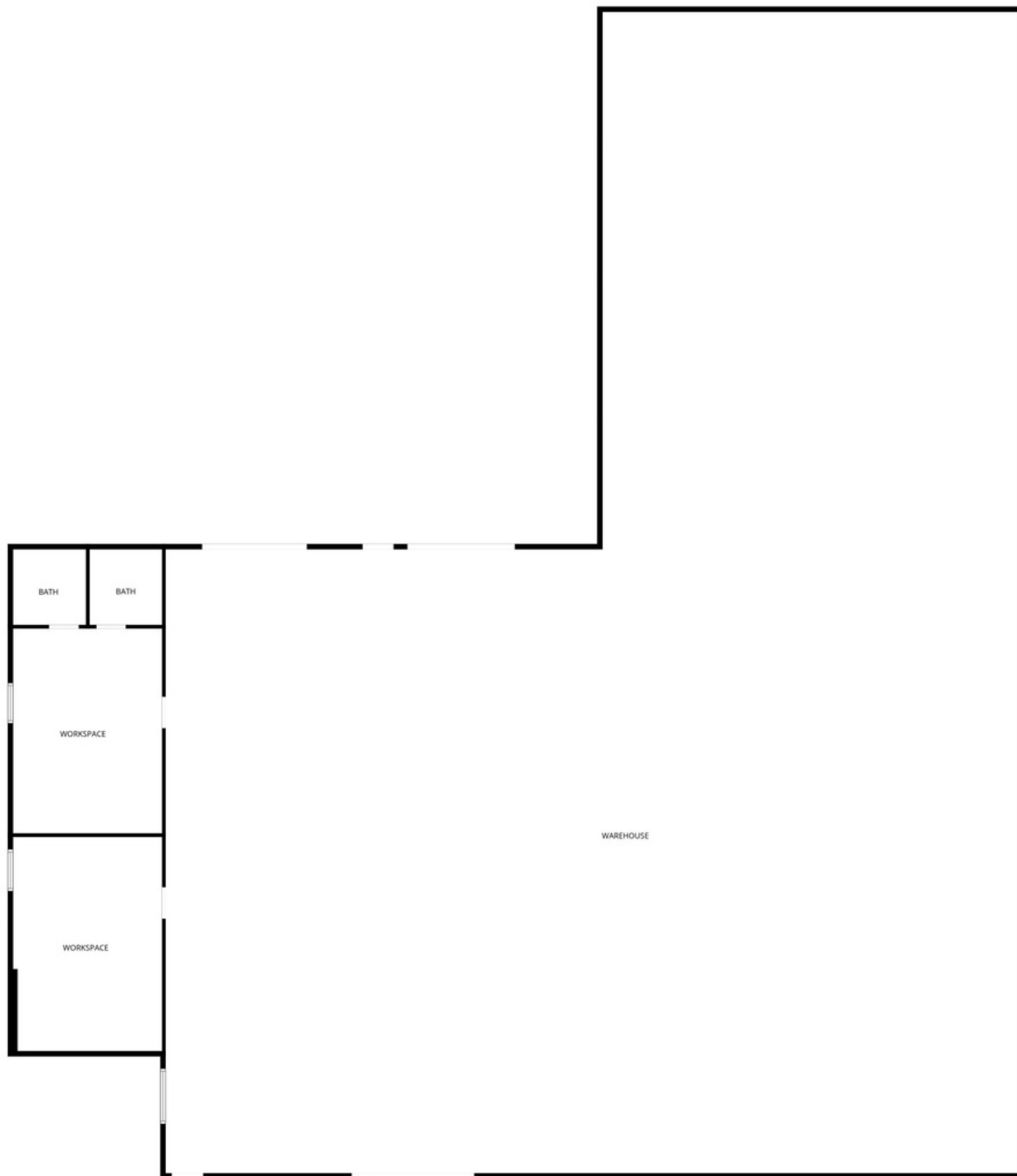
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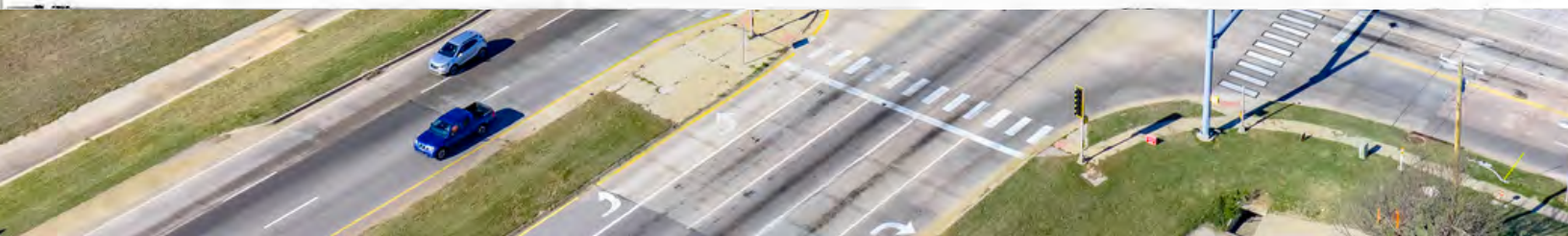
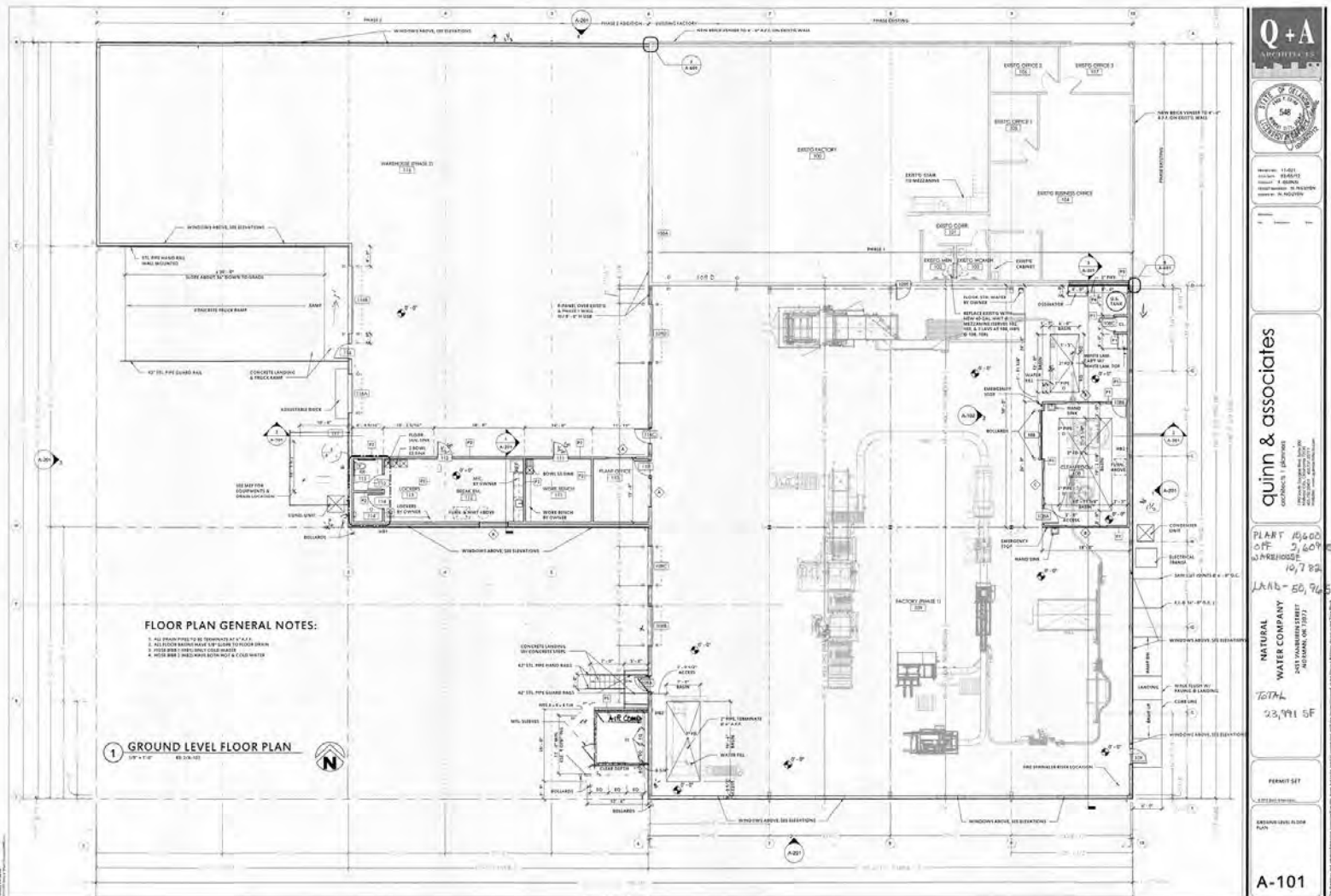
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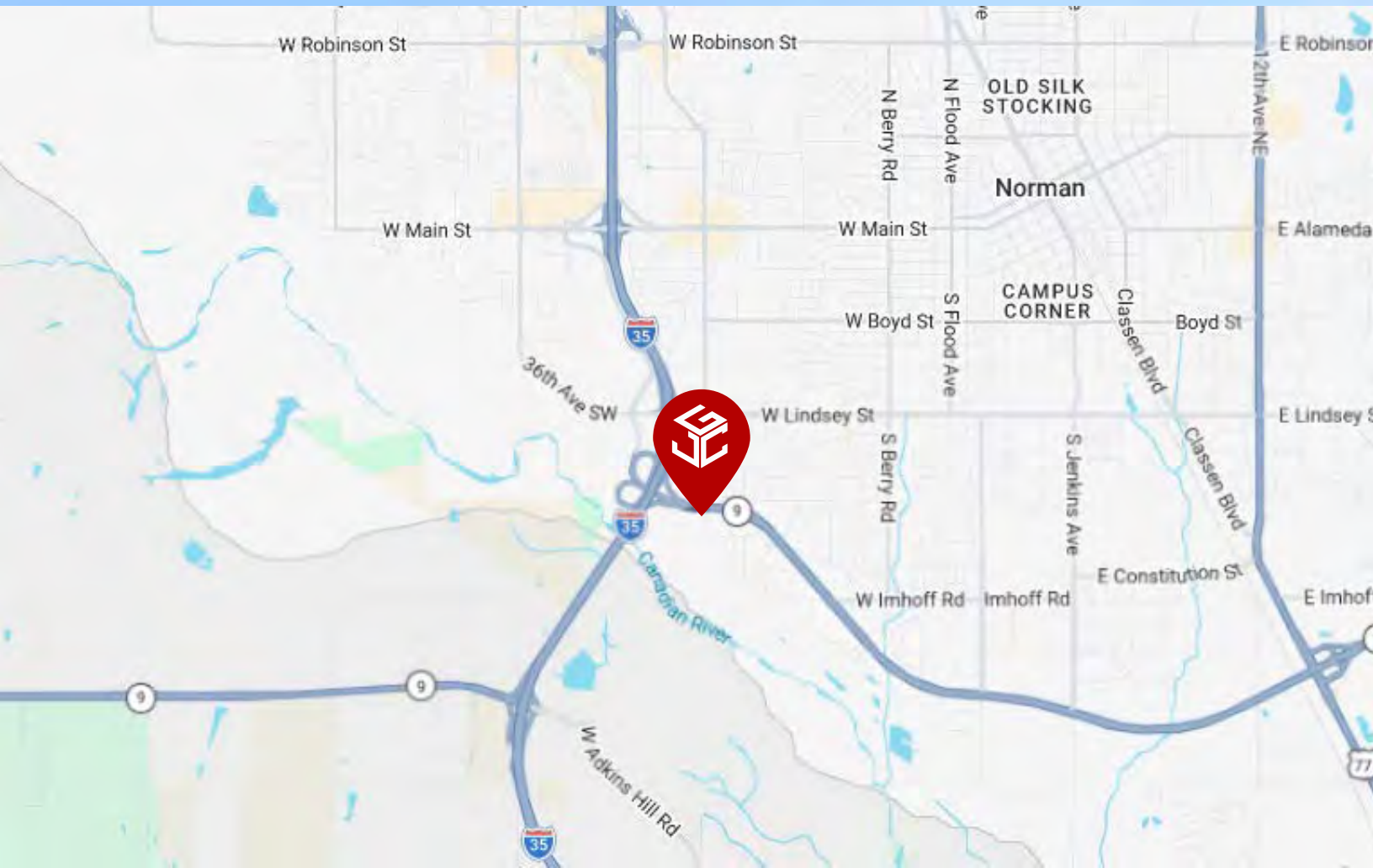
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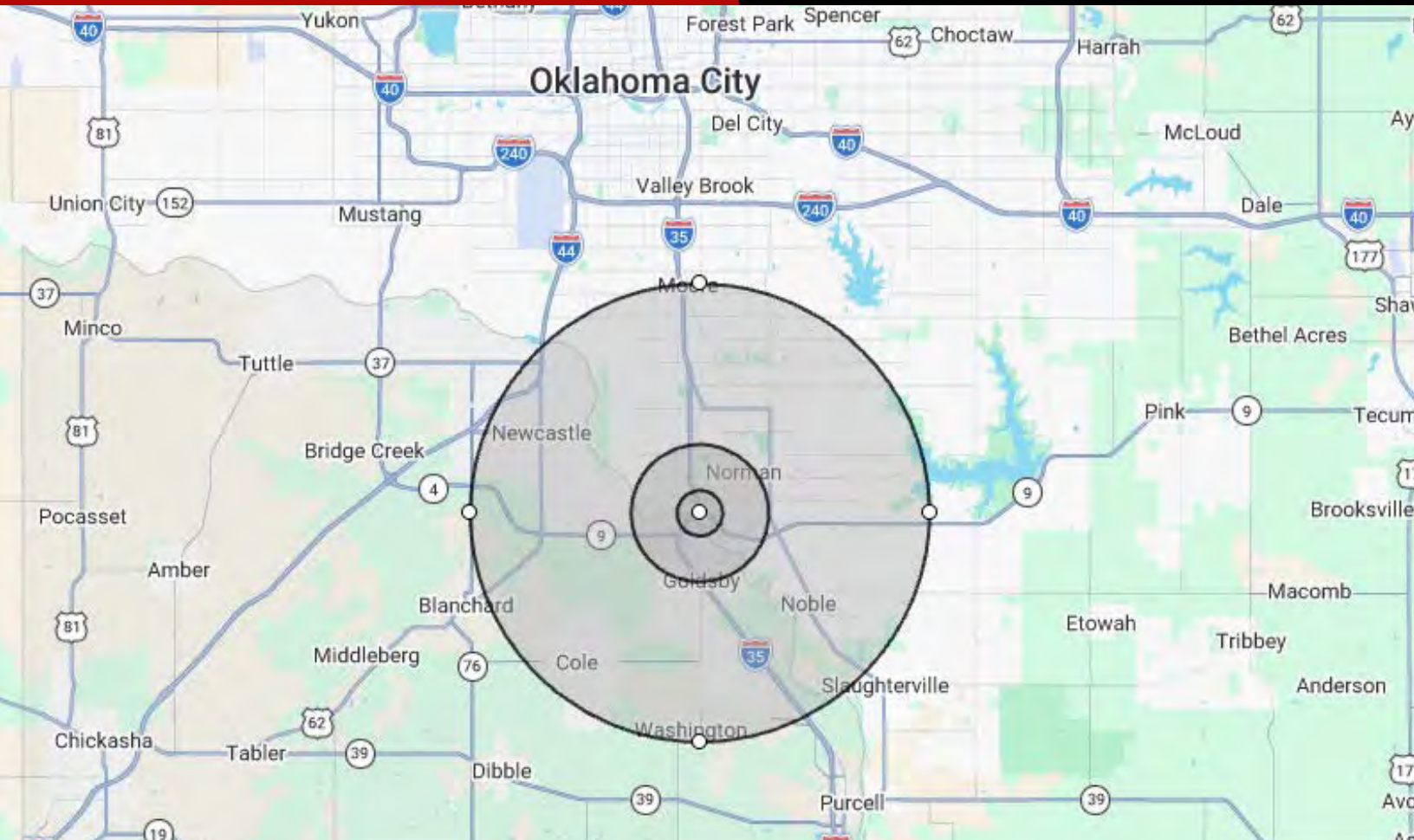
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Demographics

1 MILE

3 MILE

10 MILE

Population	6,844	54,898	205,939
Average Age	37	31	35
Employment	3,375	52,617	108,029
Households	2,984	21,286	79,740
Ave. Household Income	\$93,396	\$81,799	\$94,727
Median Home Value	\$290,143	\$285,232	\$265,528

Traffic Count

Average Daily Volume

29,302 VPD

Demographic data provided by CoStar

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