

# Warehouse for Lease

## Executive Summary

3400 Bart Conner Dr.  
Norman, OK 73072



## OFFERING SUMMARY

Total Available SF:	1,850 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 1850 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 36<sup>th</sup> 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

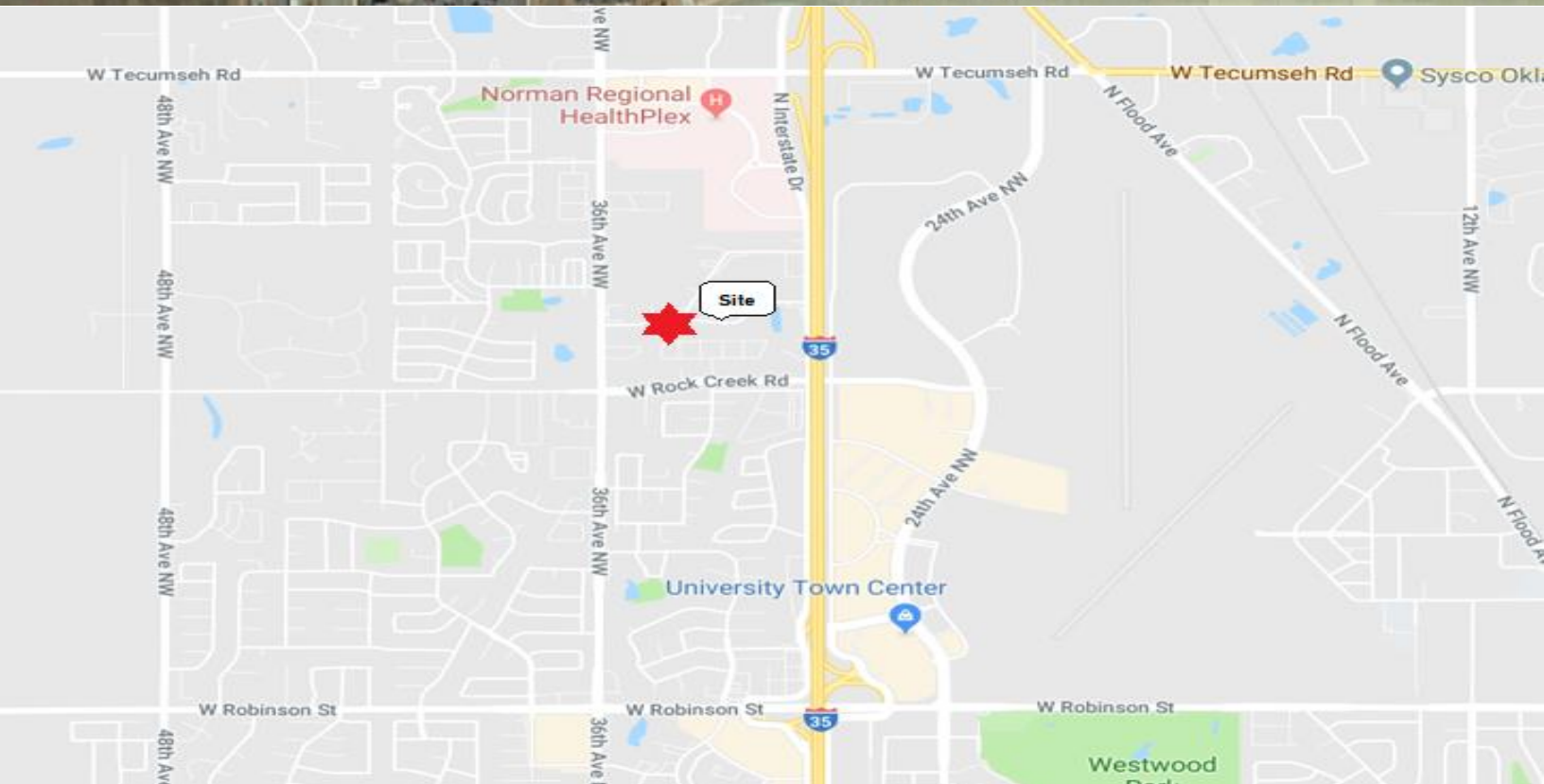


### CONTACT:

**SCOTT HEIPLE, CCIM / OWNER – MANAGING BROKER**  
**HCB COMMERCIAL REAL ESTATE CO., LLC**  
P.O. BOX 639 NORMAN, OK 73070  
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## Location Maps



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## *Pictures*



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