

# 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	16,000	40,982
Total Population	8,796	9,504	104,977
Average HH Income	\$133,464	\$96,925	\$80,842

## CONTACT:

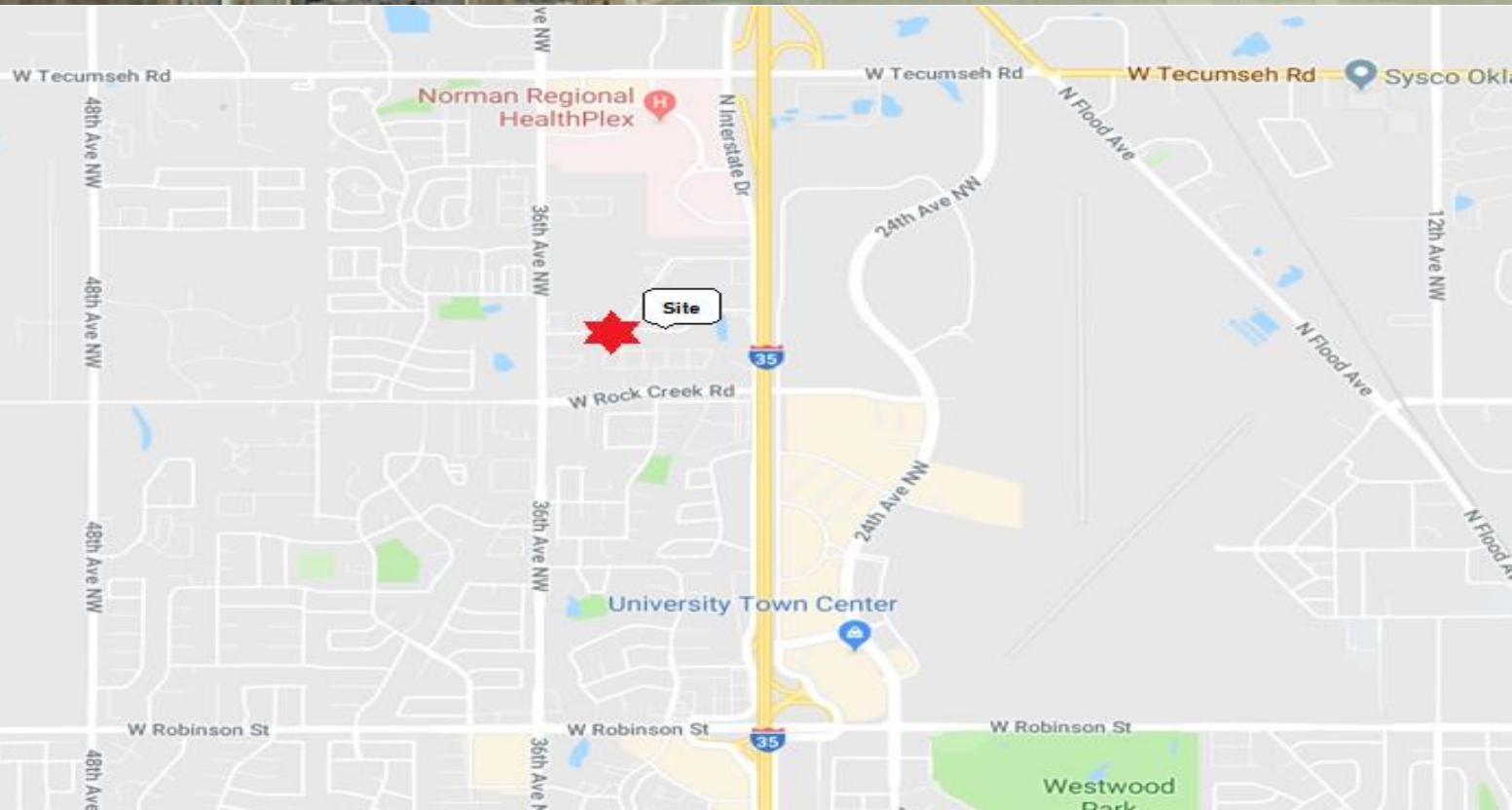
**SCOTT HEIPLE, CCIM / OWNER – MANAGING BROKER**  
**HCB COMMERCIAL REAL ESTATE CO., LLC**  
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## Location Maps



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## Pictures



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