

Warehouse for Sale or Lease

4208 28th Ave. NW
Norman, OK 73069



PROPERTY INFORMATION:

Address:	4208 28 th Ave. NW.
City/State/Zip	Norman, OK 73069
Building Size SF:	17,476
Total Units:	10 @ 1,746 sf each +/-
Unit Dimensions:	25' x 75' approx.
Overhead Doors:	12' x 14' each unit.
Combine Units:	Yes
Bathrooms/Heater:	Yes: one per unit
Ceiling Height:	23' at entry - 21' at rear
Lot Size:	3.1 acres
Office:	yes (1) per unit
Year Built:	2021
Lease Rate:	\$9.50 + NNN

PROPERTY DESCRIPTION

Building "A" - is 17,476 sf warehouse. Built to have ten (10) individual bays, the inside was custom configured for a tenant, but original design can be restored with customizing, adding OHD's, combining units, or lease one individual 1,747 sf unit. Individual units would each have a 12' x 14' grade level OHD and one bathroom and office. The entire property is securely fenced with an automatic entry gate at the street for ultimate security. Building "A" backs up to I-35, sits on 3.1 acres and is shared with 2 other buildings. Abundant parking. Electronic billboard on the property for advertising (LAMAR).

LOCATION

Fronts on I-35 (east side)

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Total Households	3,424	16,000	40,982
Total Population	8,796	39,504	104,977
Average HH Income	\$133,464	\$96,925	\$80,842



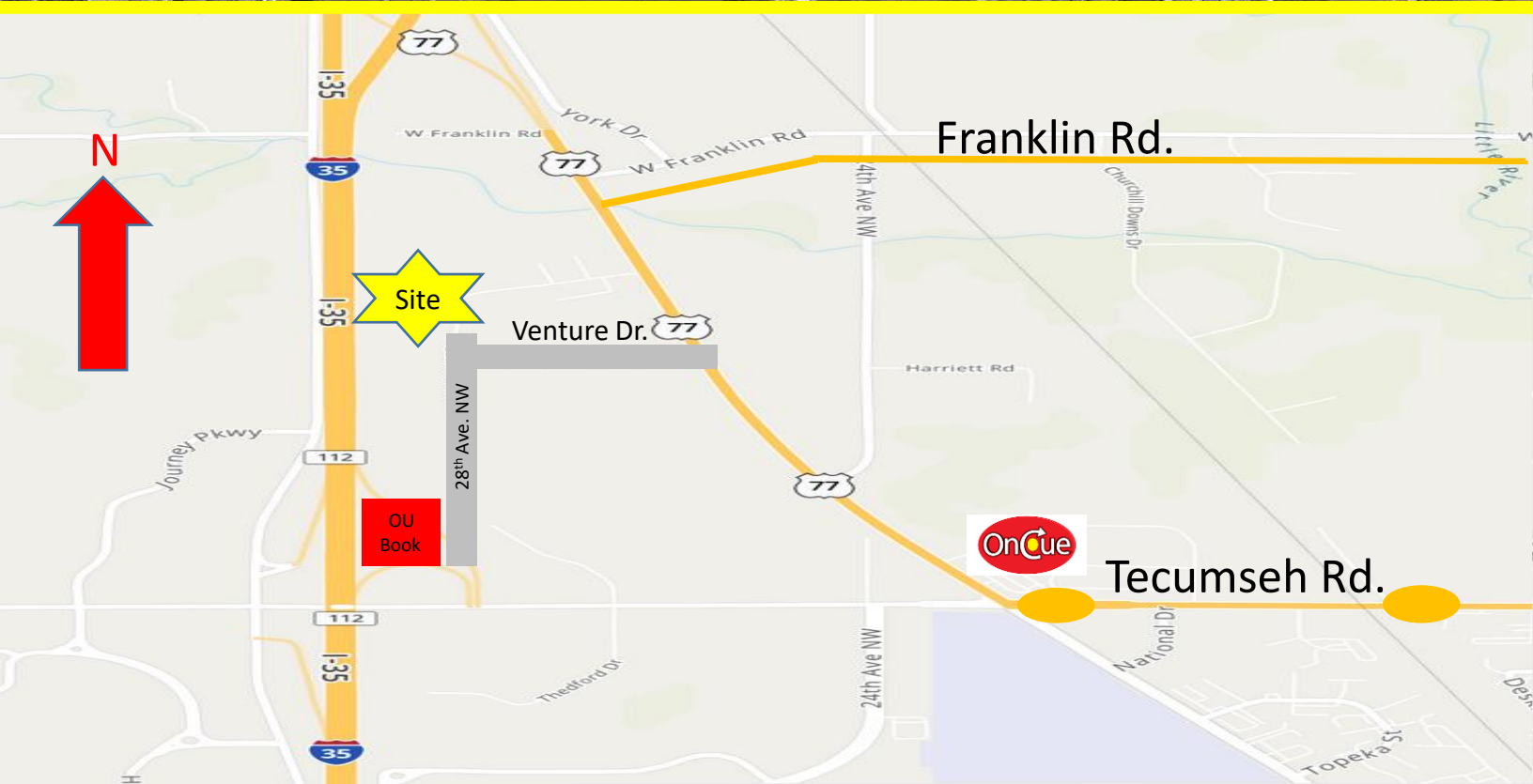
CONTACT:

Scott Heiple, CCIM | Owner – Managing Broker
HCB Commercial Real Estate Co., LLC
P.O. Box 639 Norman, Oklahoma 73070
405.473.7653 (mobile)
405.447.7124 (fax)
scott.heiple@hcbcommercial.com (email)
www.hcbcommercial.com (web)

4200 28th Ave. NW



Location Map



CONTACT:

Scott Heiple, CCIM | Owner – Managing Broker
HCB Commercial Real Estate Co., LLC
P.O. Box 639 Norman, Oklahoma 73070
405.473.7653 (mobile)
405.447.7124 (fax)
scott.heiple@hcbcommercial.com (email)

4200 28th Ave. NW
Norman, OK
for Sale

Site



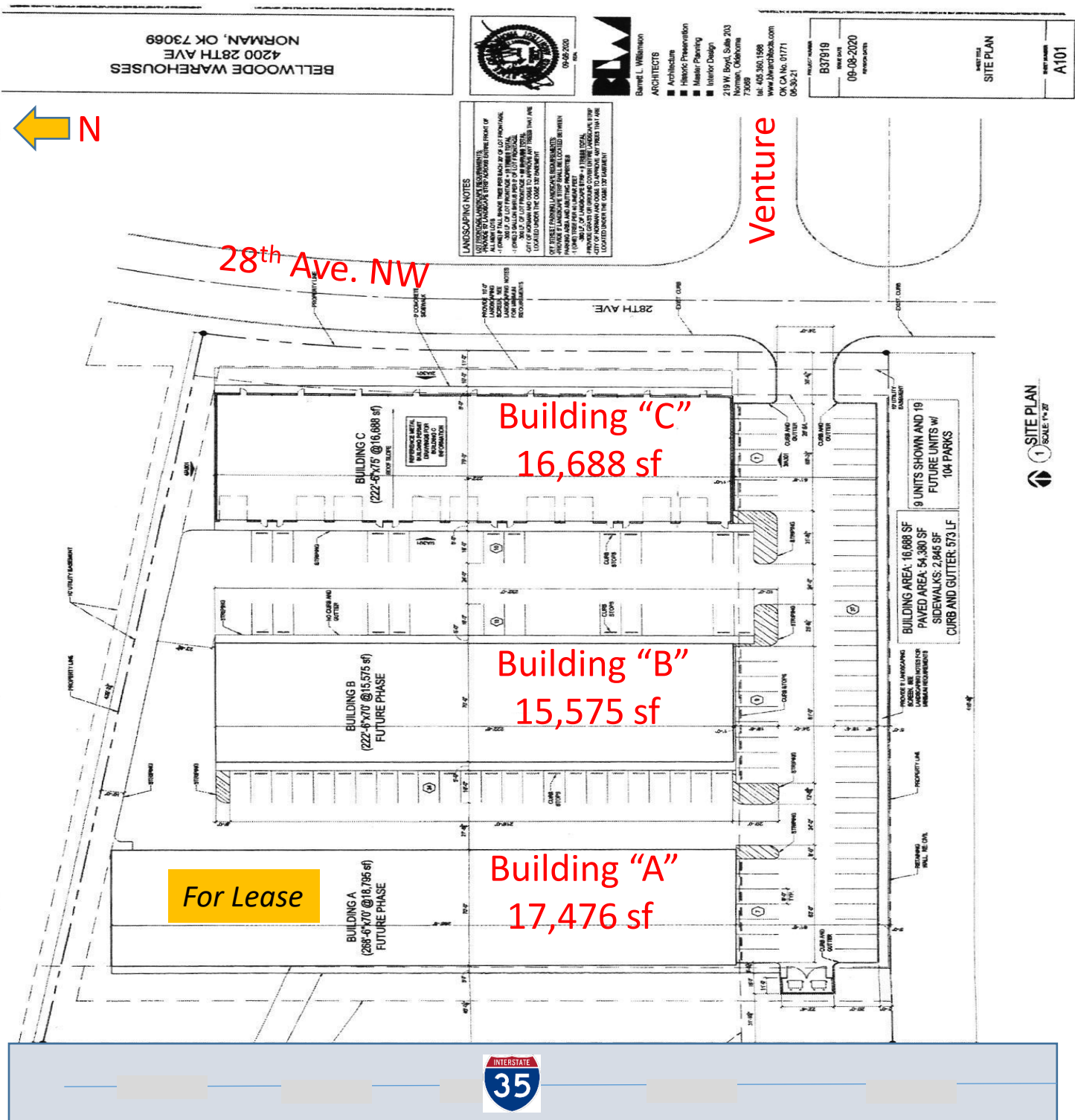
CONTACT:

Scott Heiple, CCIM | Owner – Managing Broker
HCB Commercial Real Estate Co., LLC
P.O. Box 639, Norman Oklahoma 73070
405.473.7653 (mbl)
405.447.7124 (fax)
scott.heiple@hcbcommercial.com (email)
www.hcbcommercial.com (web)



4200 28th Ave. NW

Site Plan



CONTACT:

Scott Heiple, CCIM | Owner – Managing Broker
HCB Commercial Real Estate Co., LLC
P.O. Box 639, Norman Oklahoma 73070
405.473.7653 (mbl)
405.447.7124 (fax)
scott.heiple@hcbcommercial.com (email)
www.hcbcommercial.com (web)



Pre-Occupancy (front)

Building C
Front of warehouse



CONTACT:

Scott Heiple, CCIM | Owner – Managing Broker
HCB Commercial Real Estate Co., LLC
P.O. Box 639, Norman Oklahoma 73070
405.473.7653 (mbl)
405.447.7124 (fax)
scott.heiple@hcbcommercial.com (email)
www.hcbcommercial.com (web)



Building C
Front of warehouse



CONTACT:

Scott Heiple, CCIM | Owner – Managing Broker
HCB Commercial Real Estate Co., LLC
P.O. Box 639, Norman Oklahoma 73070
405.473.7653 (mbl)
405.447.7124 (fax)
scott.heiple@hcbcommercial.com (email)
www.hcbcommercial.com (web)



Pre-Occupancy



Building C
Front of warehouse



CONTACT:

Scott Heiple, CCIM | Owner – Managing Broker
HCB Commercial Real Estate Co., LLC
P.O. Box 639, Norman Oklahoma 73070
405.473.7653 (mbl)
405.447.7124 (fax)
scott.heiple@hcbcommercial.com (email)
www.hcbcommercial.com (web)



Post Occupancy



CONTACT:

Scott Heiple, CCIM | Owner – Managing Broker
HCB Commercial Real Estate Co., LLC
P.O. Box 639, Norman Oklahoma 73070
405.473.7653 (mbl)
405.447.7124 (fax)
scott.heiple@hcbcommercial.com (email)
www.hcbcommercial.com (web)

Post Interior Buildout



CONTACT:

Scott Heiple, CCIM | Owner – Managing Broker
HCB Commercial Real Estate Co., LLC
P.O. Box 639, Norman Oklahoma 73070
405.473.7653 (mbl)
405.447.7124 (fax)
scott.heiple@hcbcommercial.com (email)
www.hcbcommercial.com (web)