

# FOR SALE

2805 Broce Drive  
Norman, OK 73072



JohnsonCommercialGroup.com



## Offering Summary

**Sales Price: \$1,484,800**

**Price Per SF: \$100.00**

**Available SF: 14,848 SF**

**Lot Size: .72 Acres**

**Built In: 1982/2023**

**Zoning: I-1**

**Chris Johnson**  
chris@jcgok.com  
405.435.3572

## Property Overview

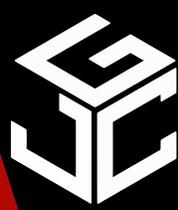
Located at 2805 Broce Drive in Norman, Oklahoma, this 14,848 SF light industrial building sits on 0.72 acres and is zoned I-1 (Light Industrial). Built in 1982, the property offers a functional warehouse layout with 16' clear height, three drive-in doors, 23 surface parking spaces, and a fenced and gated yard, making it well suited for a variety of industrial, service, or distribution users. The office area was remodeled in 2023 and includes a reception area, two conference rooms, 16 private offices, a workstation/bullpen area, server room, and seven restrooms. Positioned within the Norman industrial submarket with convenient access to I-35, this is an excellent opportunity for an owner-user or investor seeking a well-located industrial asset with upgraded office improvements.



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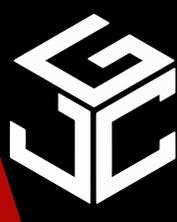
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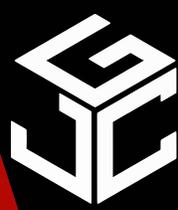
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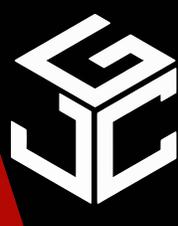
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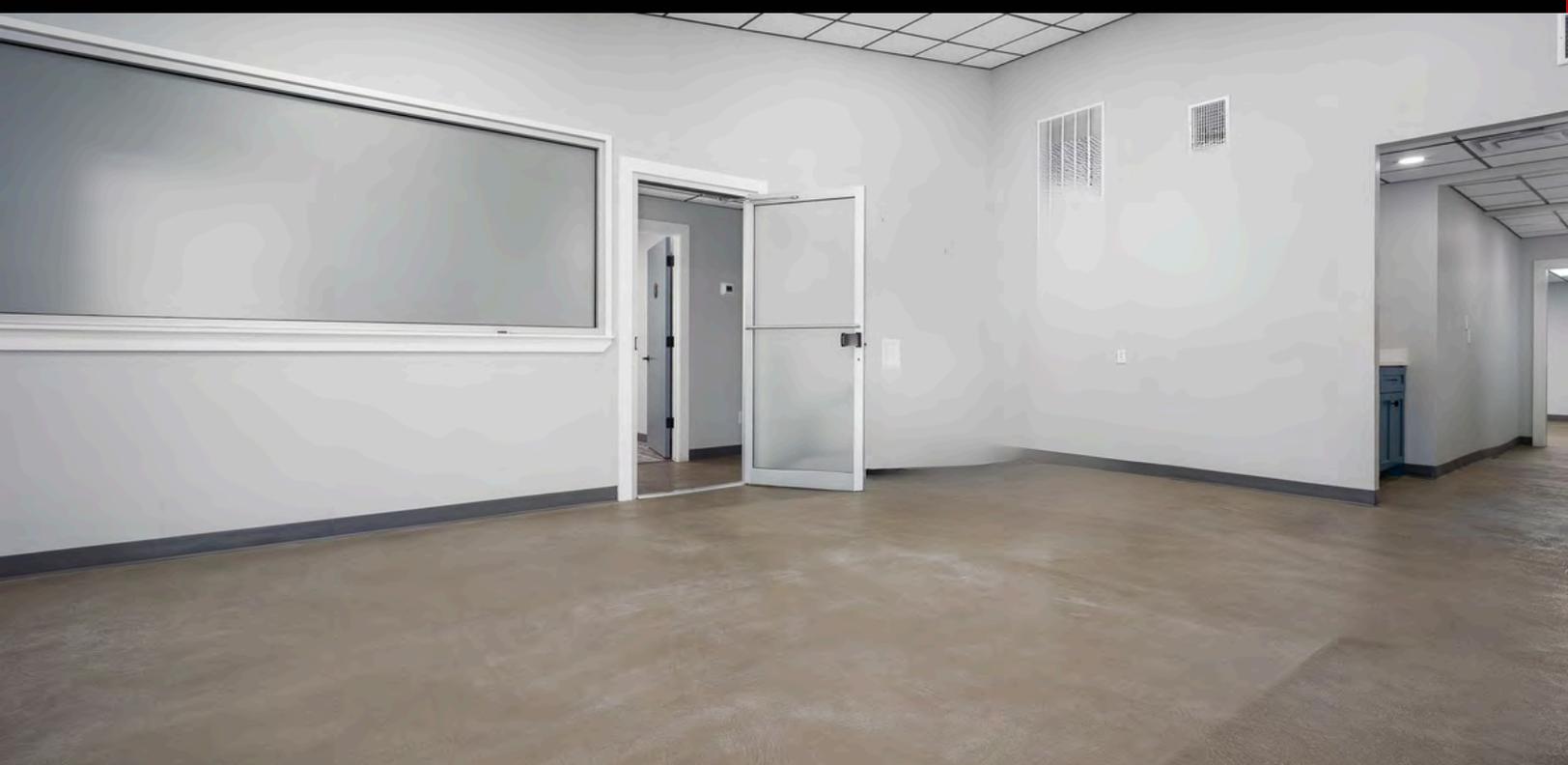
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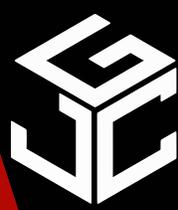


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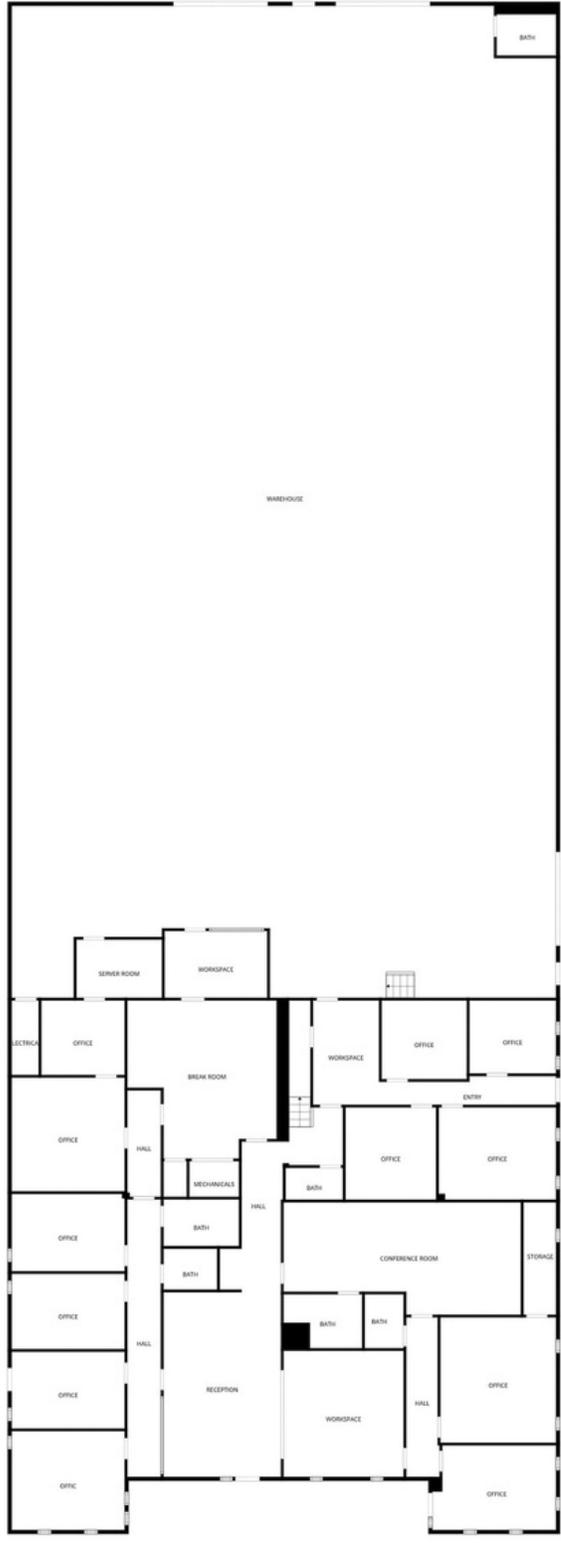
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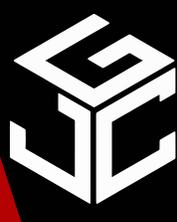
2nd floor

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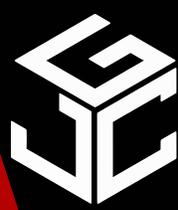
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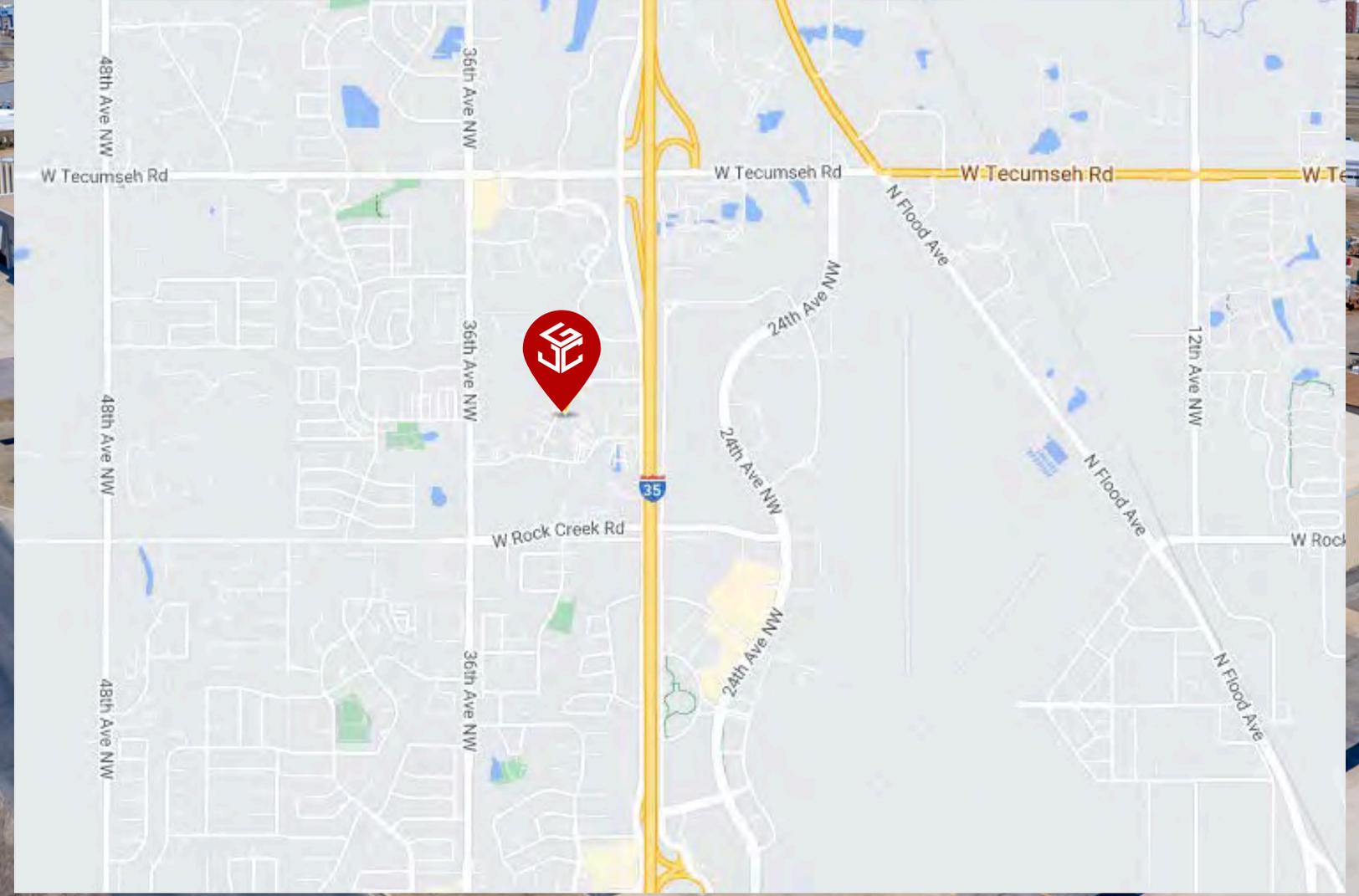
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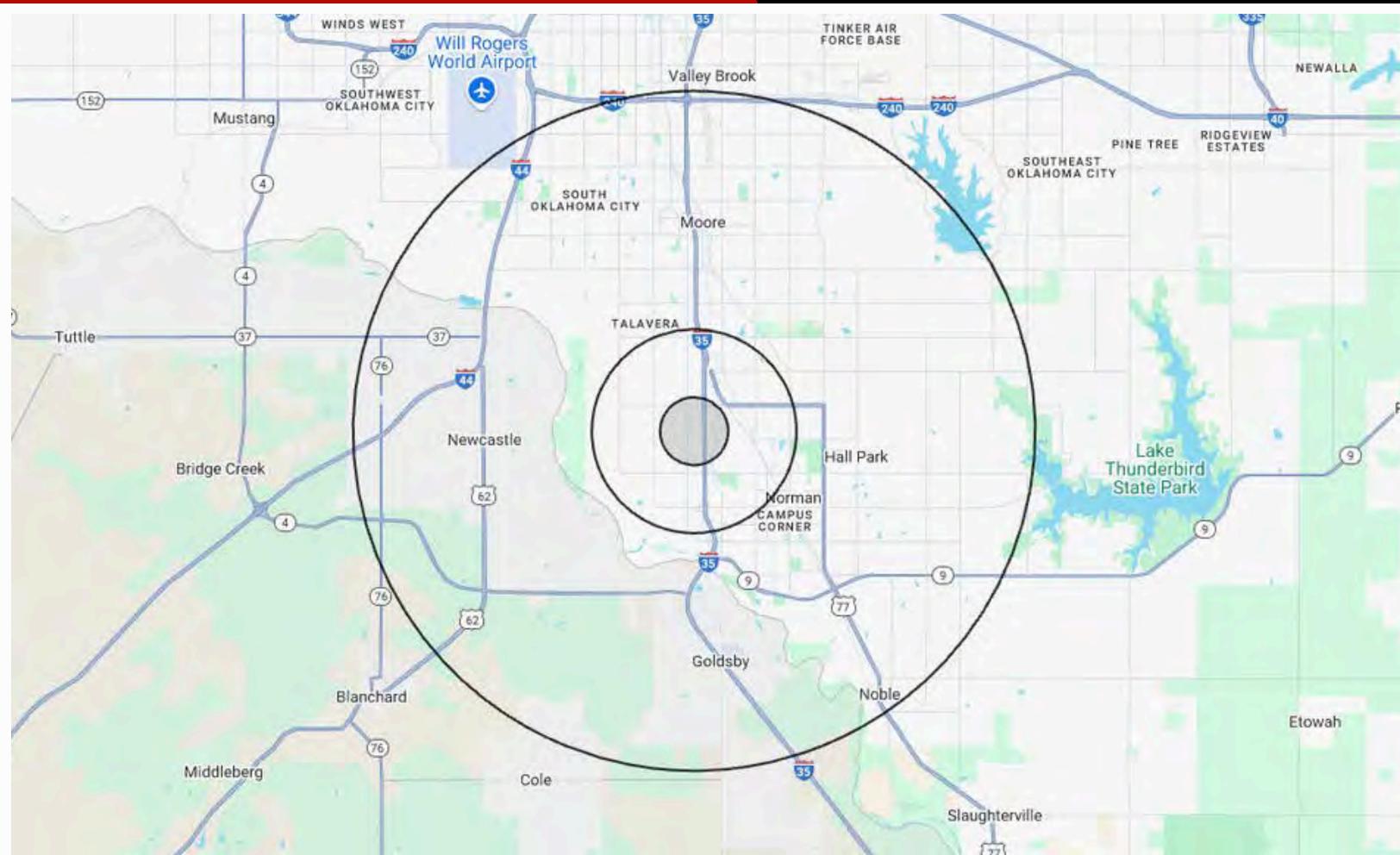
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<b>Demographics</b>	<b>1 MILE</b>	<b>3 MILE</b>	<b>10 MILE</b>
Population	7,216	42,773	298,017
Average Age	38	39	35
Employment	4,688	24,667	129,854
Households	3,250	17,749	115,568
Ave. Household Income	\$90,234	\$96,761	\$83,660
Median Household Income	\$64,985	\$72,817	\$65,935

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