

# Warehouse for Sale or Lease

4204 28<sup>th</sup> Ave. NW  
Norman, OK 73069



## ***PROPERTY INFORMATION:***

Address:	4204 28 <sup>th</sup> Ave. NW.
City/State/Zip	Norman, OK 73069
Building Size SF:	15,575 sf
Total Units:	8 @ 1,950 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 "B" – is 15,575 sf warehouse. Built to have eight (8) individual bays, the inside was custom configured for a tenant who never moved in. The original design (8 individual units @ 1,950 sf each) can be restored or lease the entire building (15,575 sf). Grade level OHD's can be added, combine units, or lease just one individual 1,950 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 "B" is one of three (1-3) buildings in this development (middle bldg.) and sits on 3.1 acres. Abundant parking. Electronic billboard on the property for advertising (LAMAR).

## ***LOCATION***

Fronts on I-35 (east side)

## ***DEMOGRAPHICS***

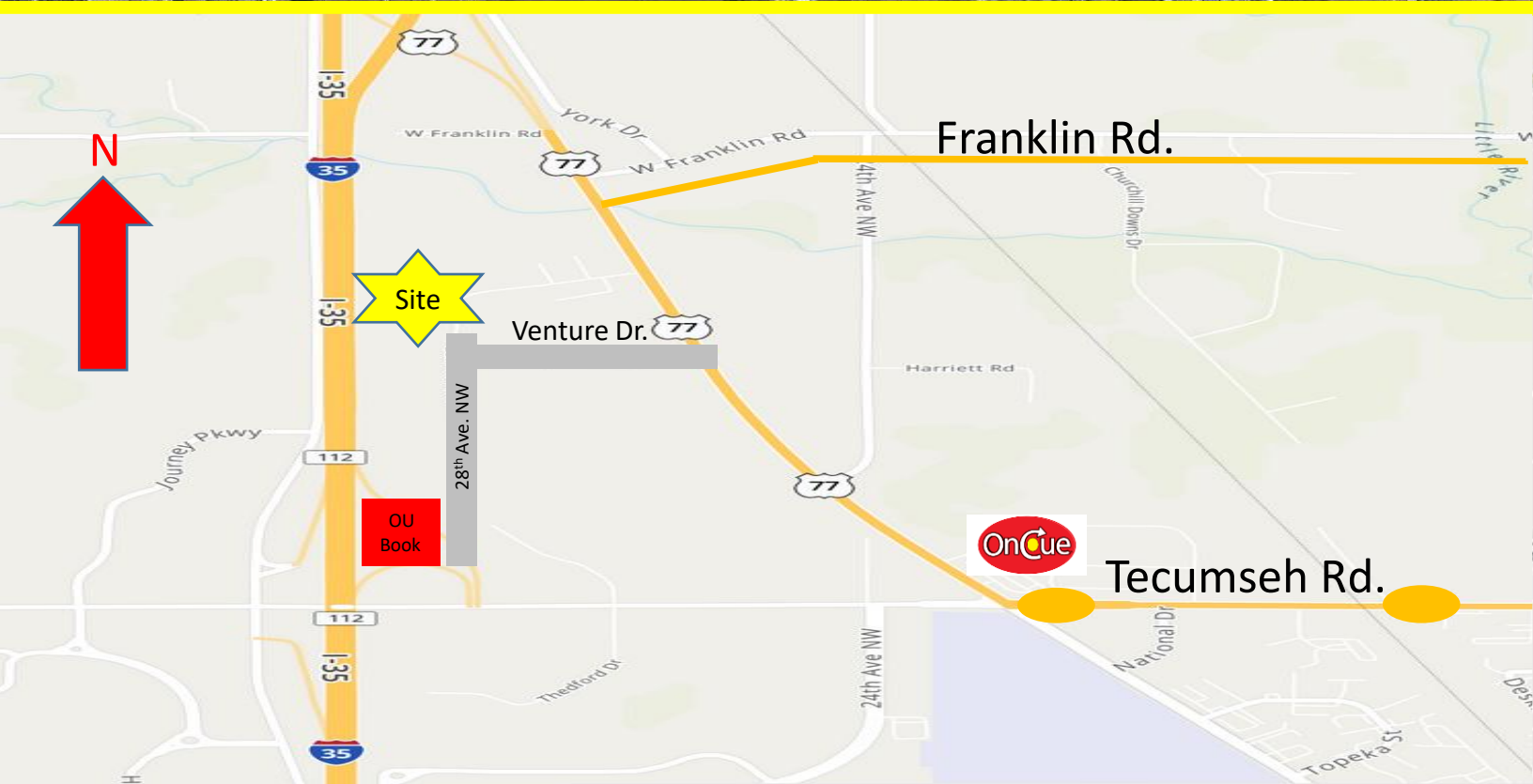
	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>
Total Households	3,424	16,000	40,982
Total Population	8,796	39,504	104,977
Average HH Income	\$133,464	\$96,925	\$80,842

## **CONTACT:**

Scott Heiple, CCIM | Owner – Managing Broker  
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## Location Map



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Site



Google Earth  
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