

FOR SALE

23.09 acre industrial land
+ 10,500 sf warehouse remodeled

3000 12TH Ave. NW
Norman, OK 73069



OFFERING SUMMARY

Available:	Immediately
Sales Price:	\$3,500,000
Lot Size Ac.	23.09
Building Size SF:	10,500
Year Built:	1985
Zoning:	I-1 (Light Industrial)
Market:	Norman
Submarket:	Moore, OKC
Grade Doors:	Two 20' (w) x 14' (h)
Electric:	110 and 220
Current Utilities:	well/septic/elect
City water &	(Norman)
Sewer:	(on site)

PROPERTY OVERVIEW

23.09 ACRE INDUSTRIAL SITE + 10,500 SF WAREHOUSE FOR SALE IN NORMAN. 23 acres in north Norman with 10,500 sf remodeled warehouse. Two (2) grade level drive thru overhead doors each @ 20' x 14'. 5-6 offices, small kitchen area, 3 bathrooms, CH&A all new and remodeled inside within the last 2 years. 8,000 sf warehouse has new LED lights and monitored alarm. 2,500 sf of offices. Zoned I-1 (light industrial) many uses are available. 5 acre gravel yard behind warehouse. Fenced and secured gated entry. Backs up to railroad tracks and located just south of Sysco, south of Tecumseh Rd. in Norman. Rare find. For lease also at \$7,700/mo. Call Broker for details.

LOCATION OVERVIEW

The property is located 1.5 miles east of I-35 just south of Tecumseh Rd. in Norman and lies directly south of the Fortune 500 company *Sysco Foods*.

DEMOGRAPHICS

	<u>1 Mile</u>	<u>3 Miles</u>	<u>5 Miles</u>
Total Households	5,064	29,708	52,183
Total Population	12,049	72,505	125,631
Average HH Income	\$80,712	\$74,849	\$74,773

CONTACT:

Scott Heiple, CCIM | Owner – Managing Broker
HCB Commercial Real Estate Co., LLC
P.O. Box 639, Norman, OK 73070
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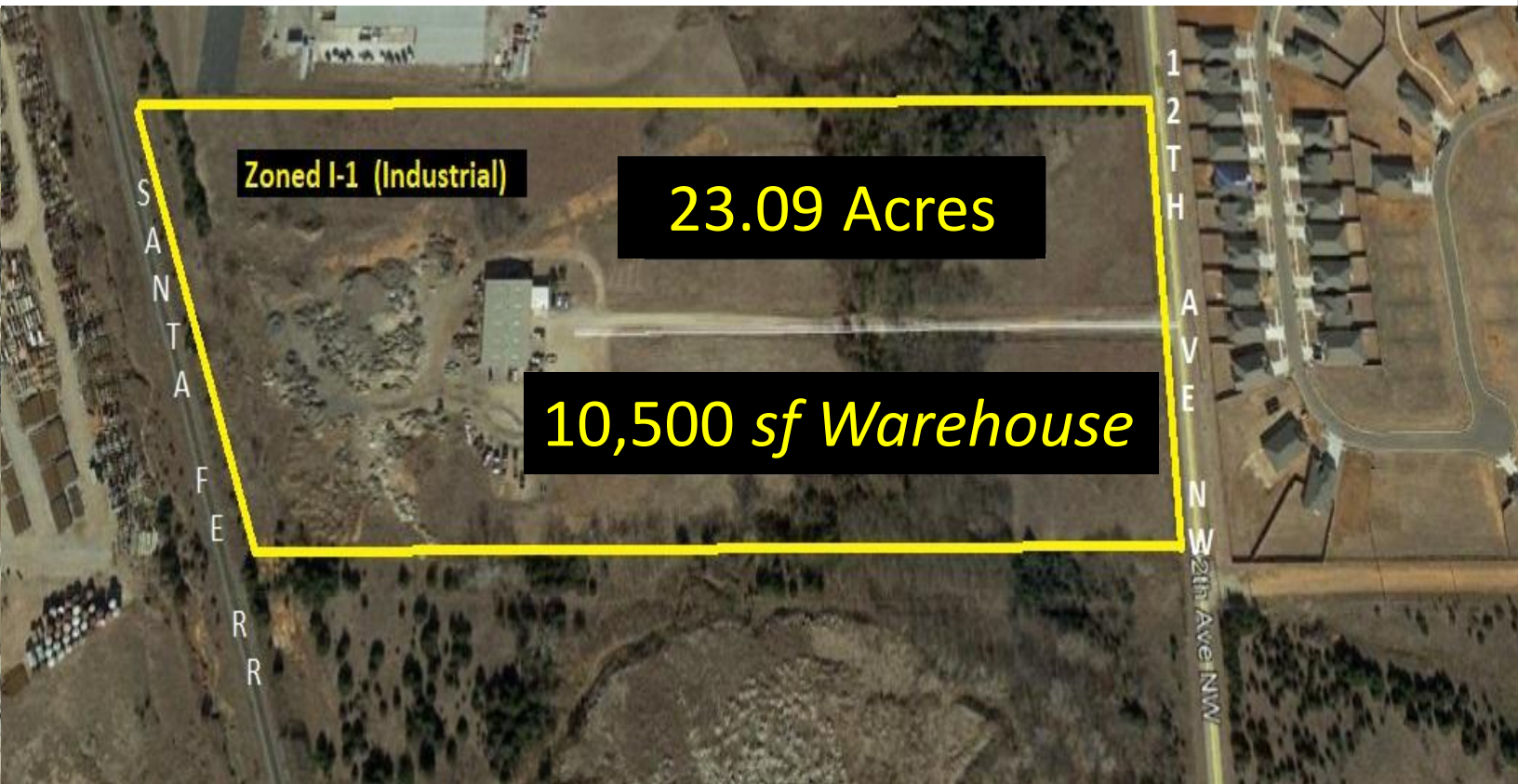
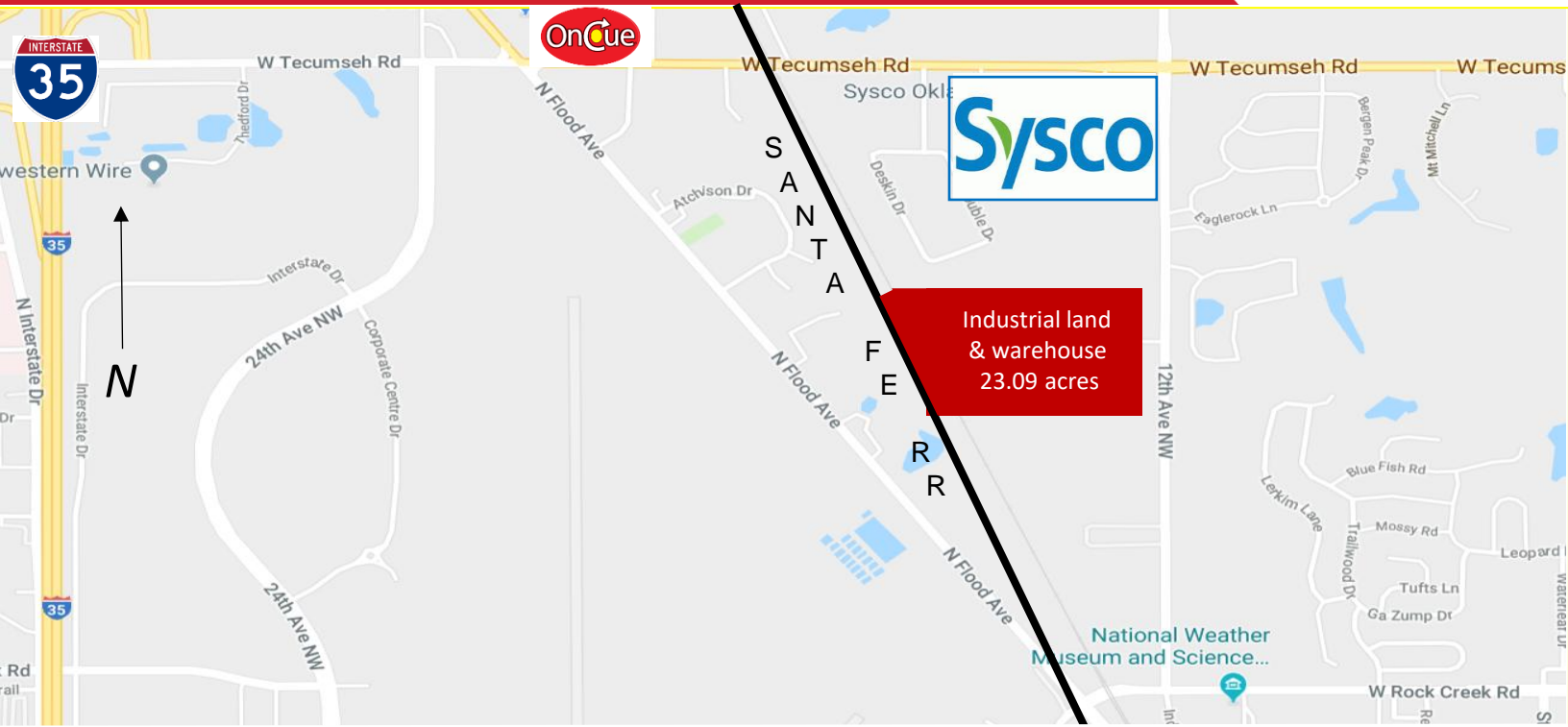


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Area Maps

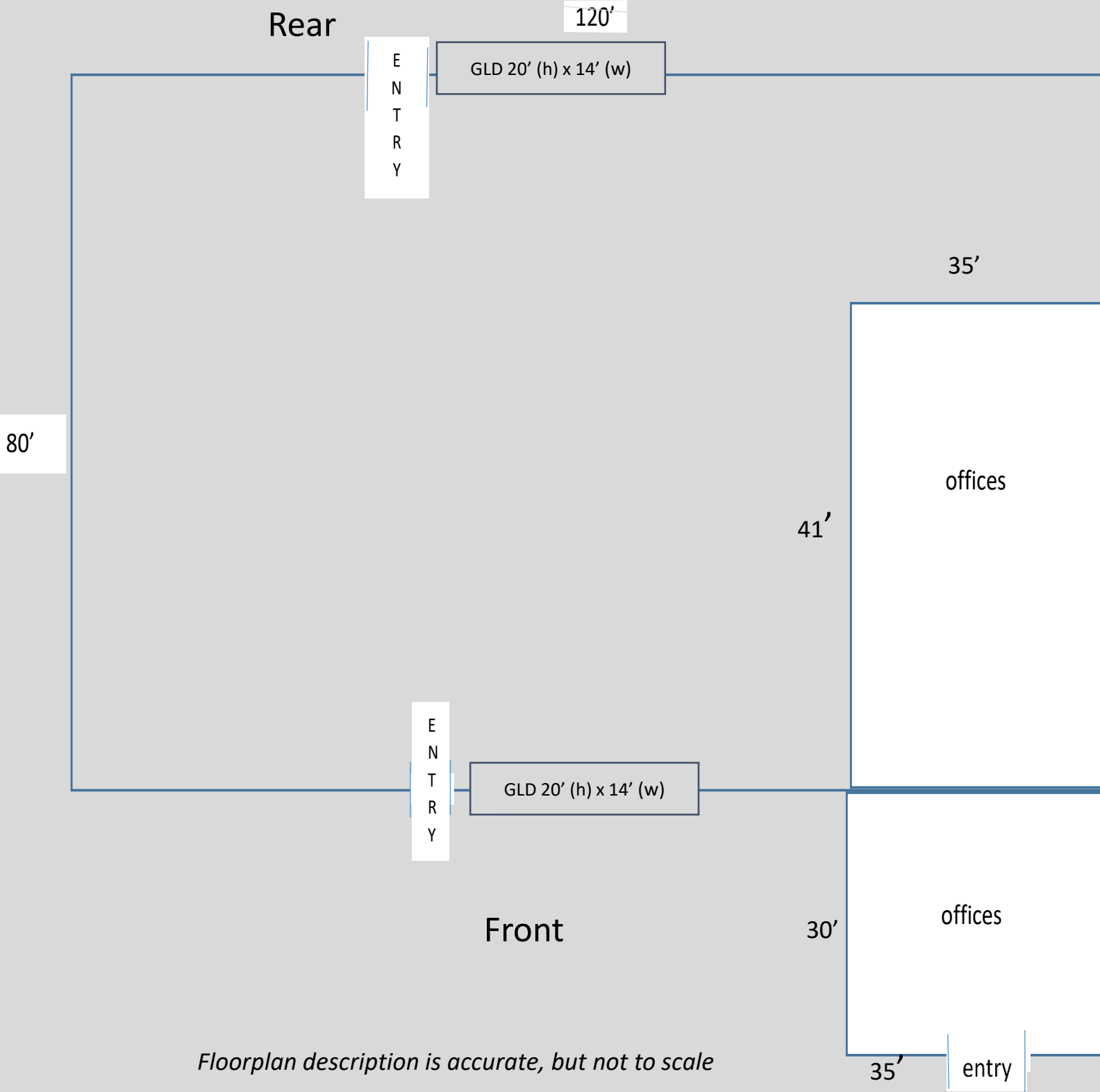


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Warehouse Floorplan

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Pictures

View at front of Property



View from street



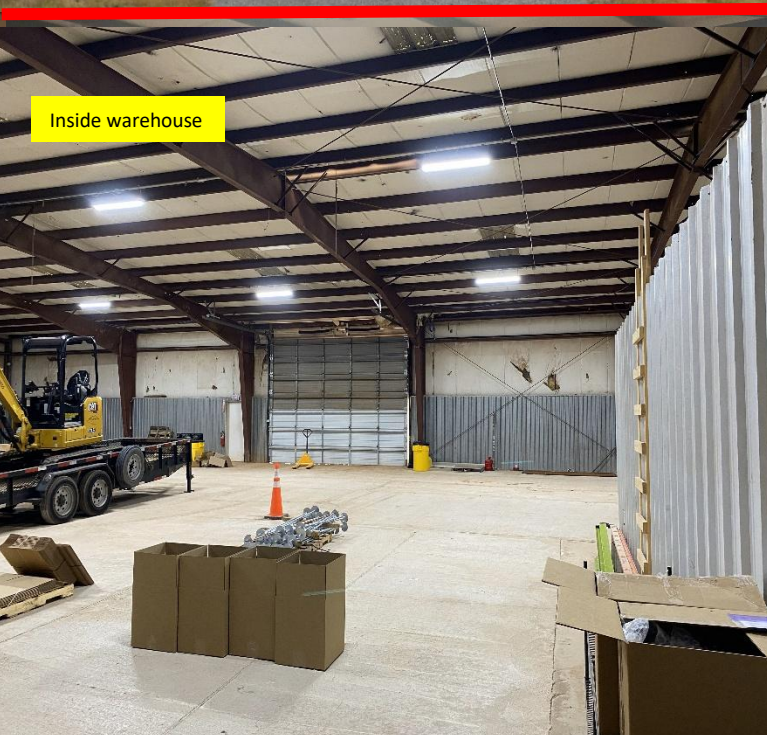
Front of warehouse



Inside warehouse



Inside warehouse



Interior office

