

FOR LEASE

**2756 Broce Drive
Norman, OK 73072**



Johnson
Commercial Group

JohnsonCommercialGroup.com



Offering Summary

Base Rate: \$12.00 SF

NNN Rate: \$2.04 SF

Unit Size: 6,995 SF

Clear Height: 16'

Year: 1997

Zoning: I-1

Class: C

Property Overview

Commercial Property for Lease: Located at 2756 Broce Dr. in NW Norman, this 6,995 SF property offers three 14x14 overhead doors with operators, 15 parking spaces, 16' clear height, 2 restrooms, 4 offices, and 2 conference rooms. Zoned I-1, this versatile space is ideal for various industrial or commercial uses. Additionally, there's an extra 40' conex available for additional storage.

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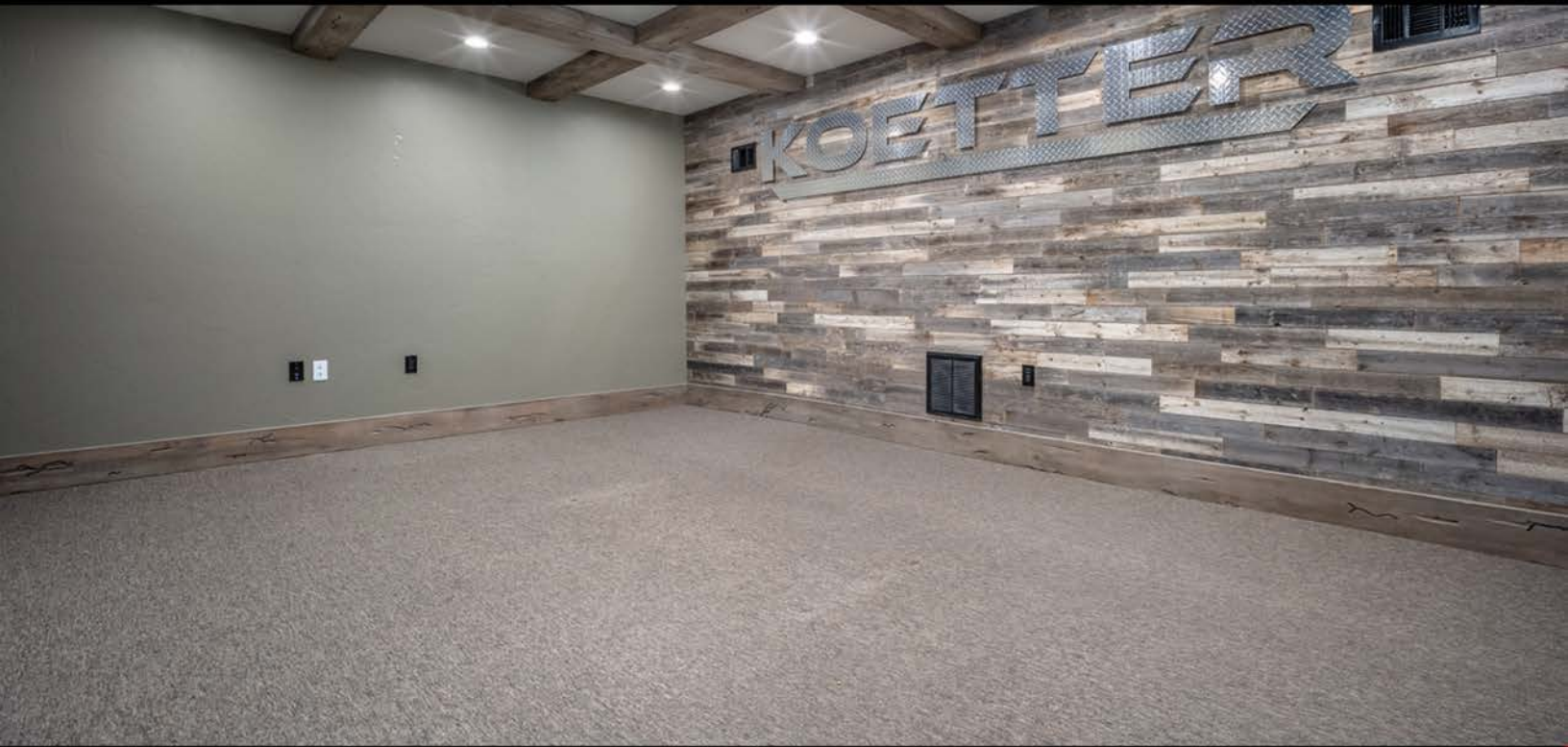
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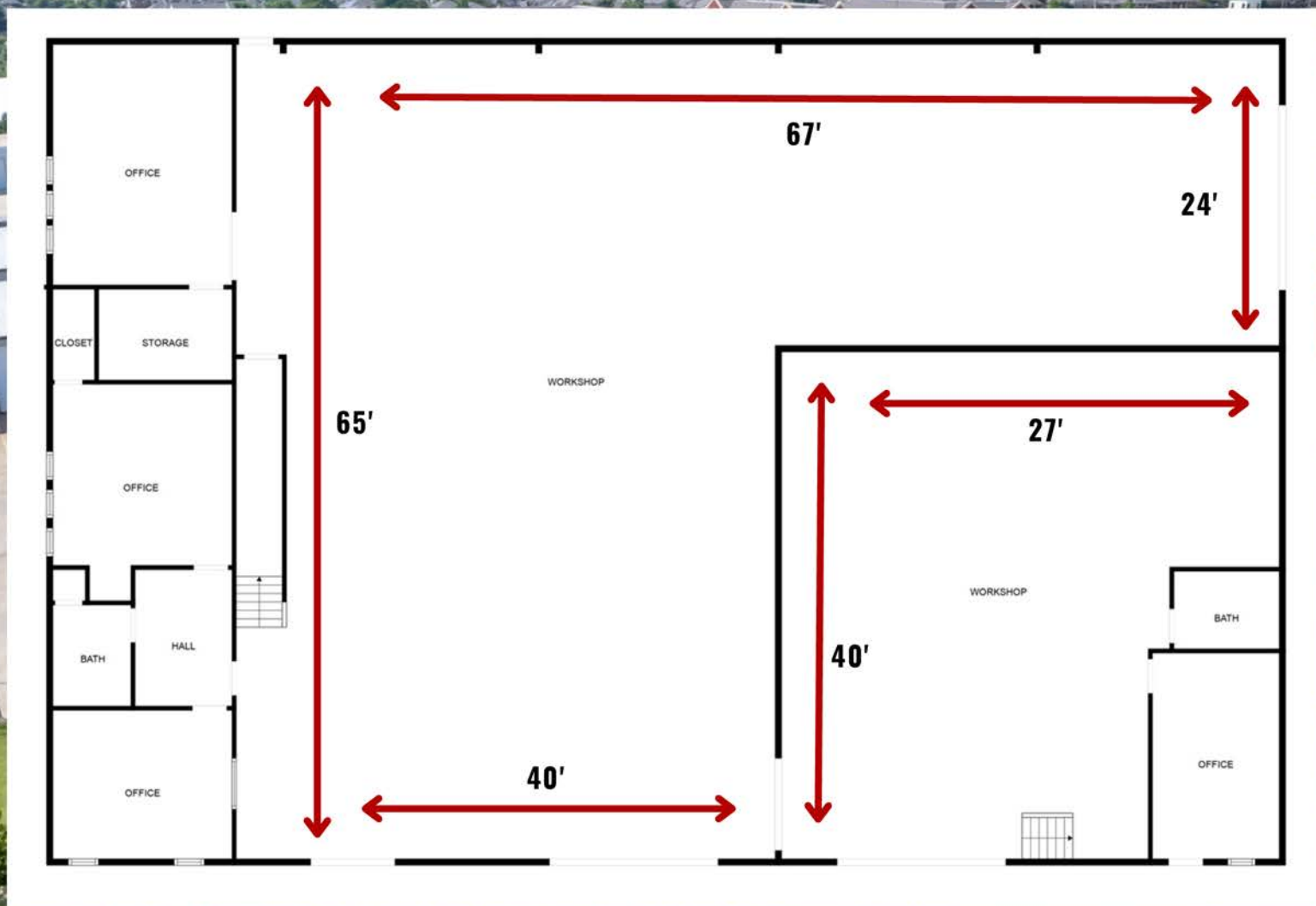
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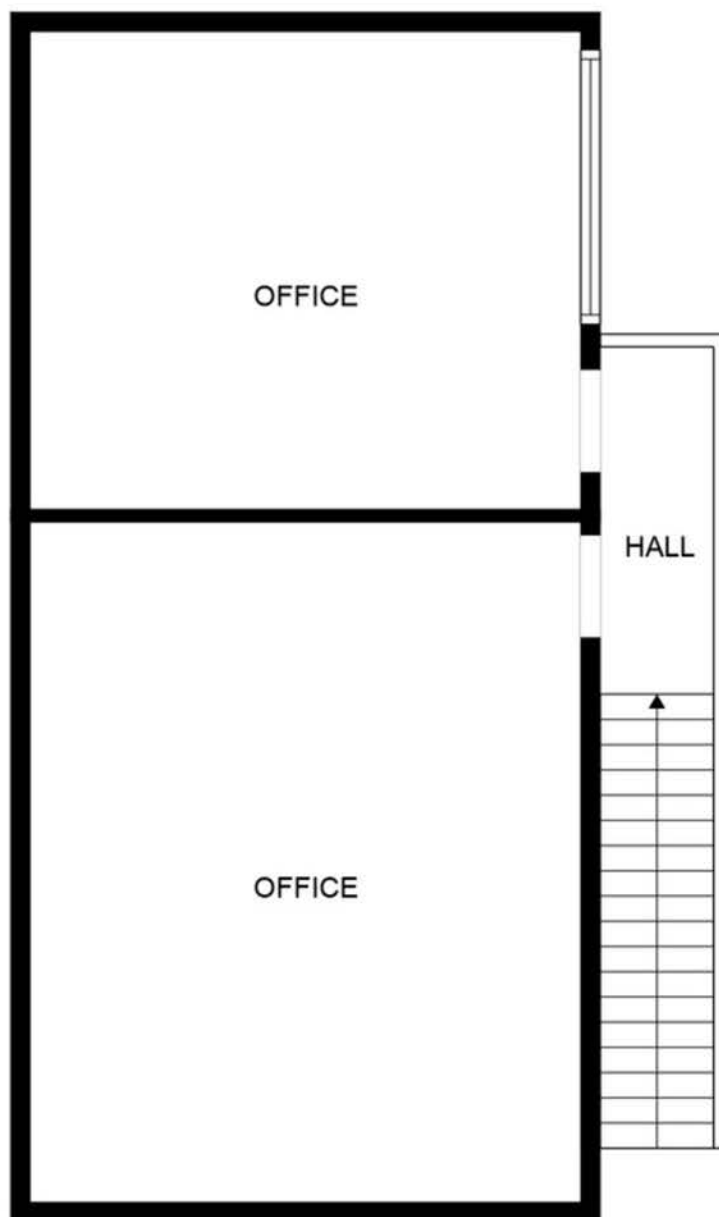
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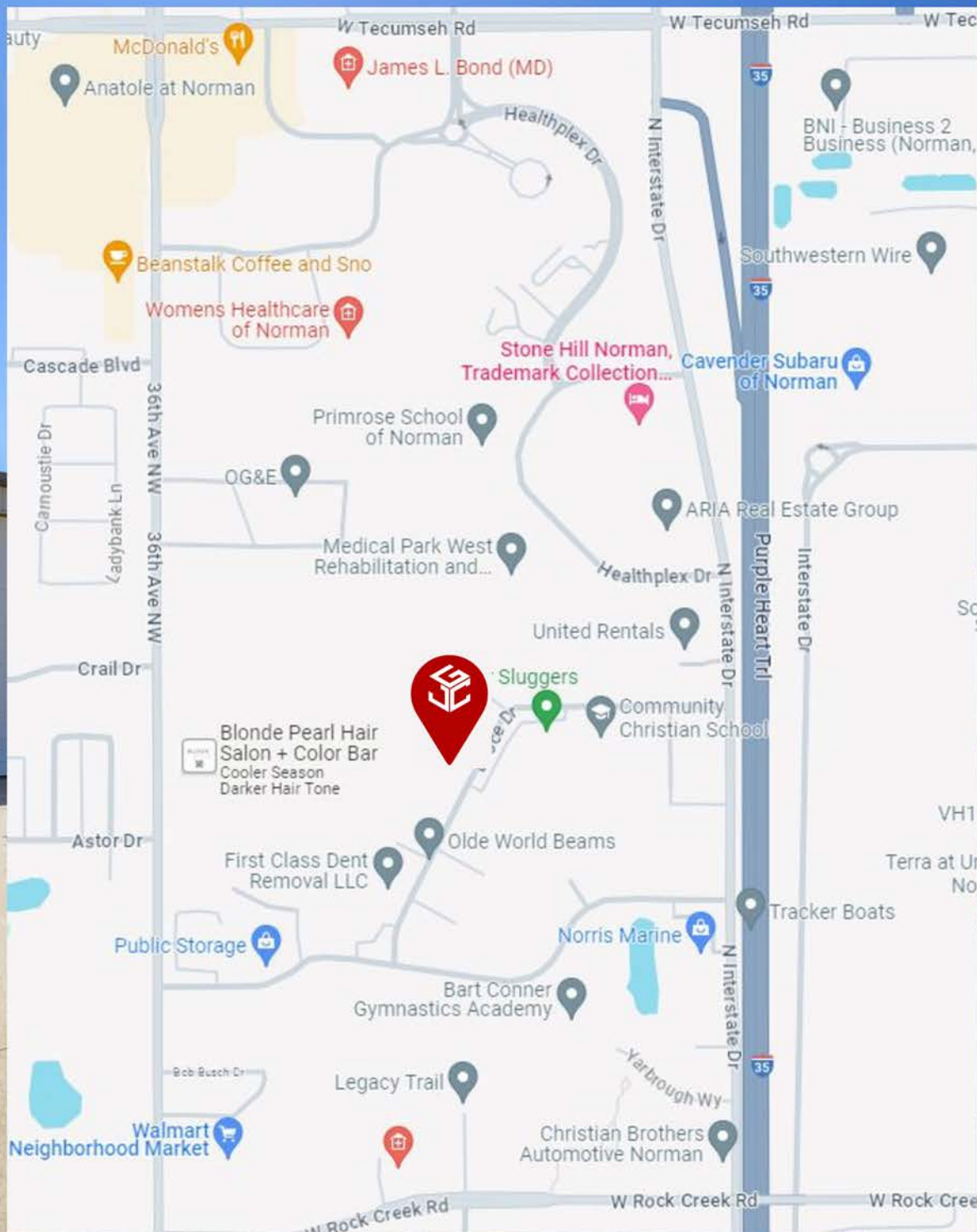
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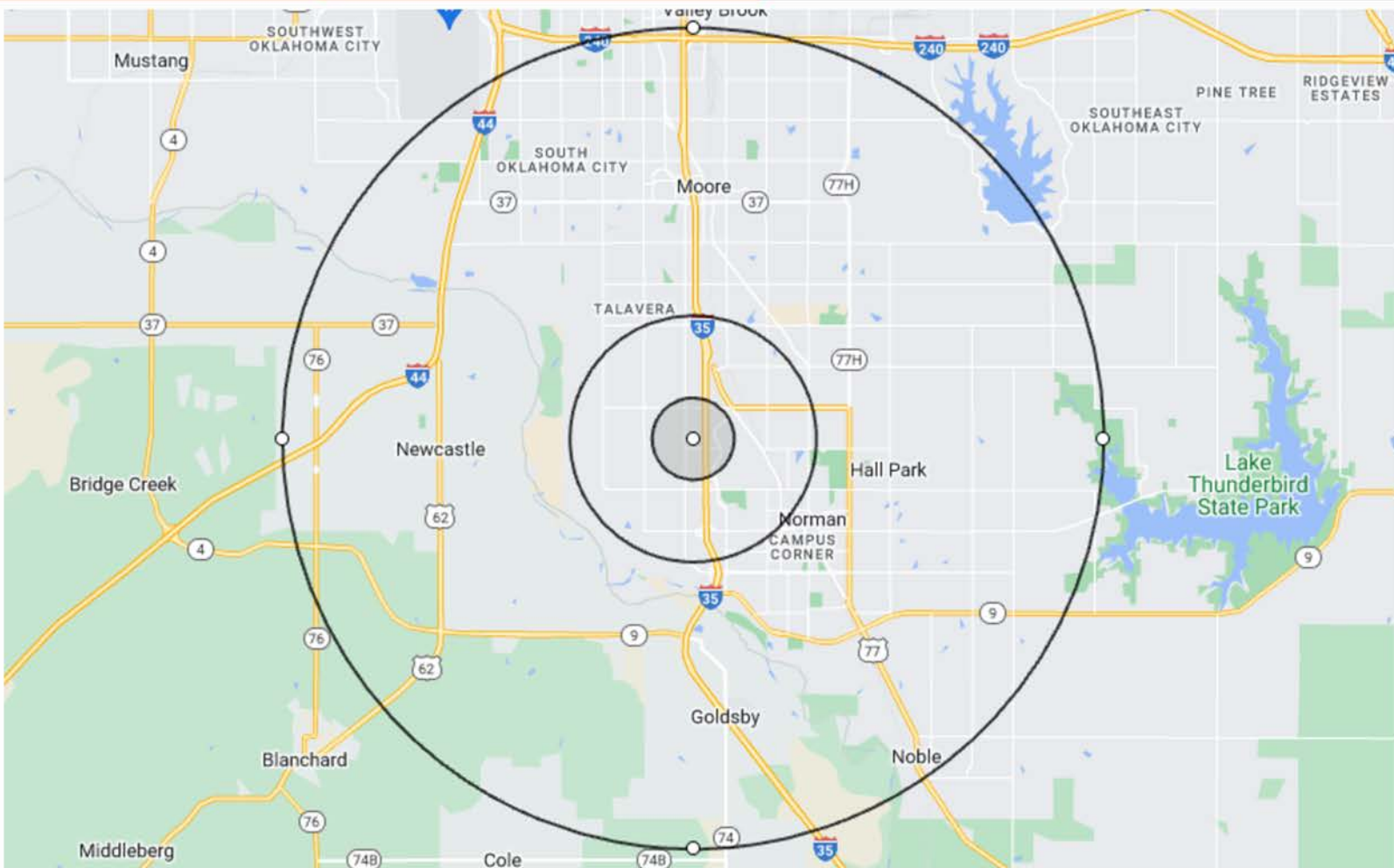
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Demographics

1 MILE

3 MILE

10 MILE

Population	7,450	42,274	297,529
Average Age	38	39	35
Employment	4,510	24,239	129,722
Households	3,348	17,538	115,375
Ave. Household Income	\$91,199	\$97,069	\$83,708
Median Household Value	\$266,968	\$245,083	\$193,652

Demographic data provided by CoStar

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