

FOR LEASE

23 acres + 10,500 sf warehouse

3000 12TH Ave. NW
Norman, OK 73069



OFFERING SUMMARY

Lease Rate:	\$6,700 / mo. + NNN
Min. Term:	2 yrs.
Lot Size:	23.09 acres
Building Size:	10,500 SF
Year Built:	1985
Zoning:	I-1 (Light Industrial)
Market:	Norman
Submarket:	Oklahoma City
Grade Doors:	Two 20' (w) x 14' (h)
Electric:	110 and 220
Current Utility:	Well and Septic
City:	Norman
Water & Sewer:	City avail. on site

PROPERTY OVERVIEW

23.09 ACRES AND WAREHOUSE. This close in warehouse and yard is a rare find. This secure property is for Lease at \$7,700/mo. + utilities. It has a private gated entry and is fenced on all sides. The property backs up to the Santa Fe Rail Road tracks and has a single entry gravel road. The warehouse is 10,500 sf and has 2500 sf of remodeled offices, 3 bathrooms and kitchen area. There are two (2) grade level doors, each 20' (w) x 14' (h) and 21' ceiling height. Norman City water & sewer are available on site if required. Close in – Convenient – secure and private! A rare find!

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**. Paved roads all the way with quick easy access to and from the property.

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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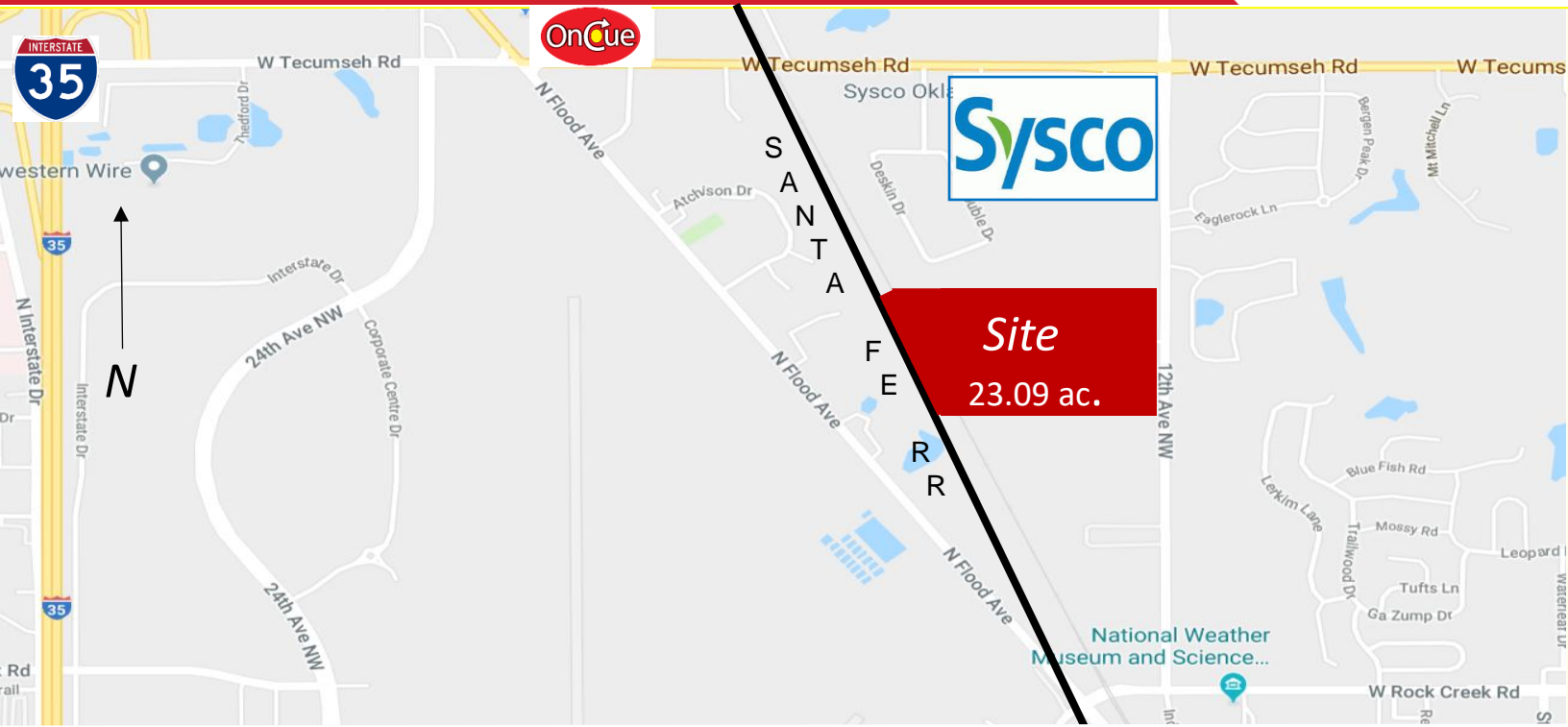


Industrial Yard & Warehouse



3000 12th Ave. NW
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Area Maps



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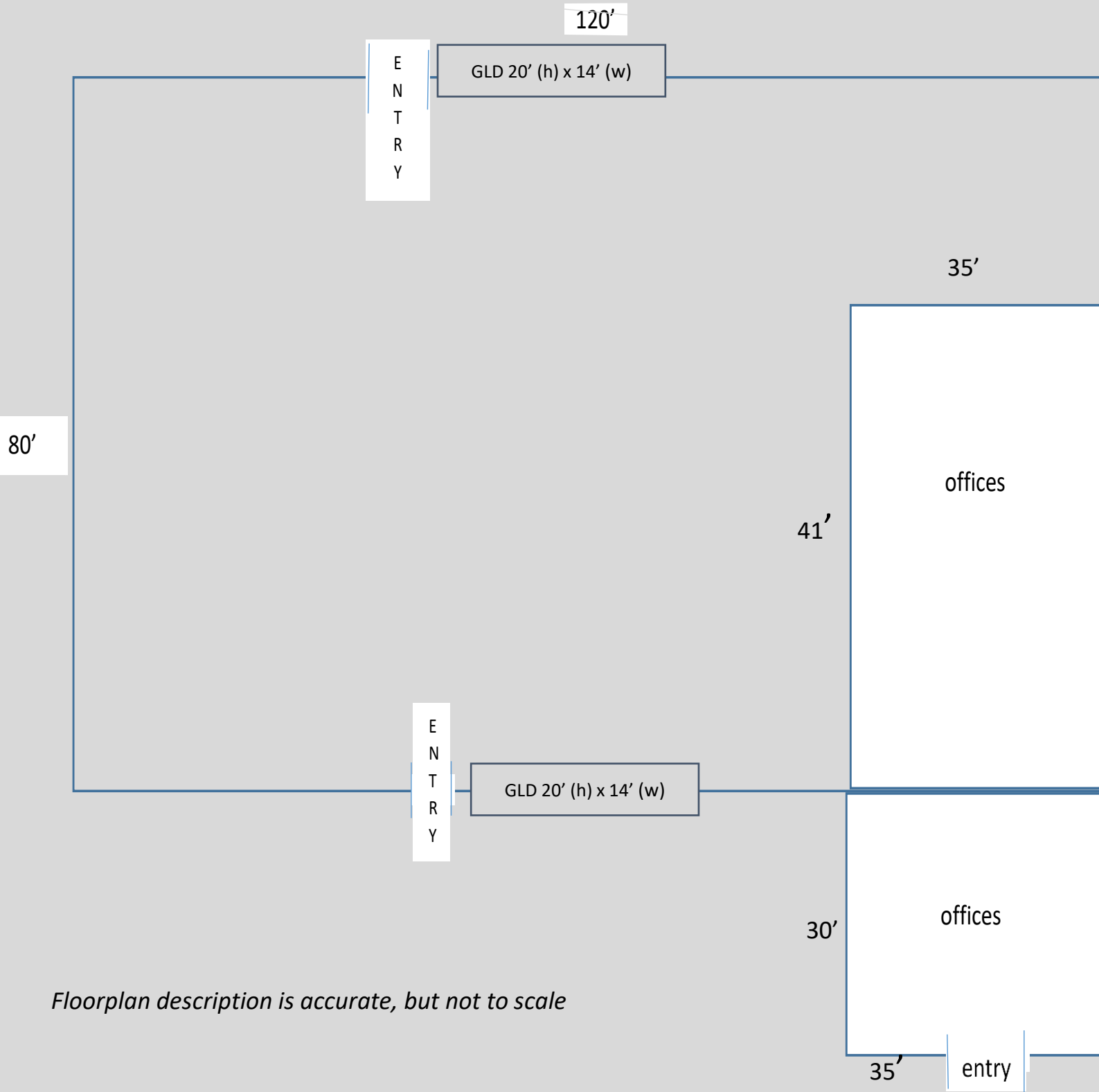
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Warehouse Floorplan



Floorplan description is accurate, but not to scale



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Pictures

View at front of Property



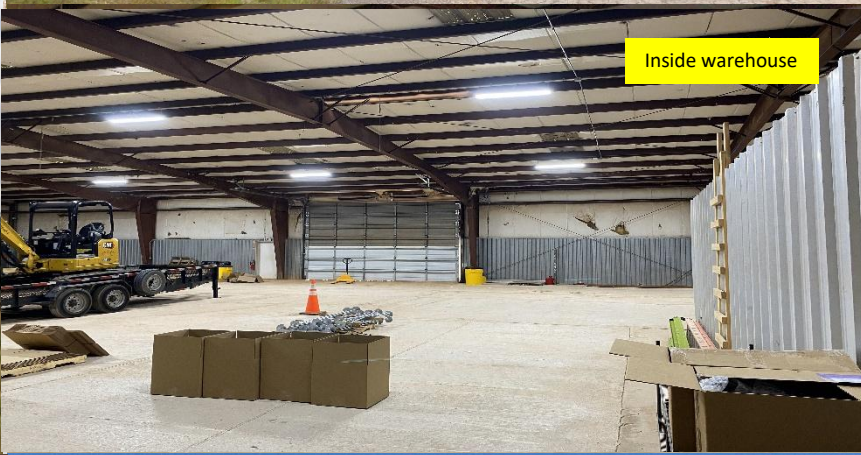
View from street



Front of warehouse



Inside warehouse



Inside warehouse



Inside office



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