

Warehouse for Sale or Lease

4208 28th Ave. NW
Norman, OK 73069



PROPERTY INFORMATION:

Address:	4208 28 th Ave. NW.
City/State/Zip	Norman, OK 73069
Building Size SF:	13,125 sf
Individual Units SF:	1,746 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 "A"– has 13,125 sf of contiguous warehouse space available for lease. Built to have ten (10) individual units @ 1,747 sf each, with 1 bathroom and one 12' x 14' grade level OHD. You can lease just one unit, or the entire 13,125 sf., or custom configure sf. The entire property is fenced with an automatic entry gate at the street. Building "A" backs up to I-35, sits on 3.1 acres and is shared with 2 other buildings. Abundant parking. OG&E electricity. City of Norman water.

LOCATION

backs up to I-35

DEMOGRAPHICS

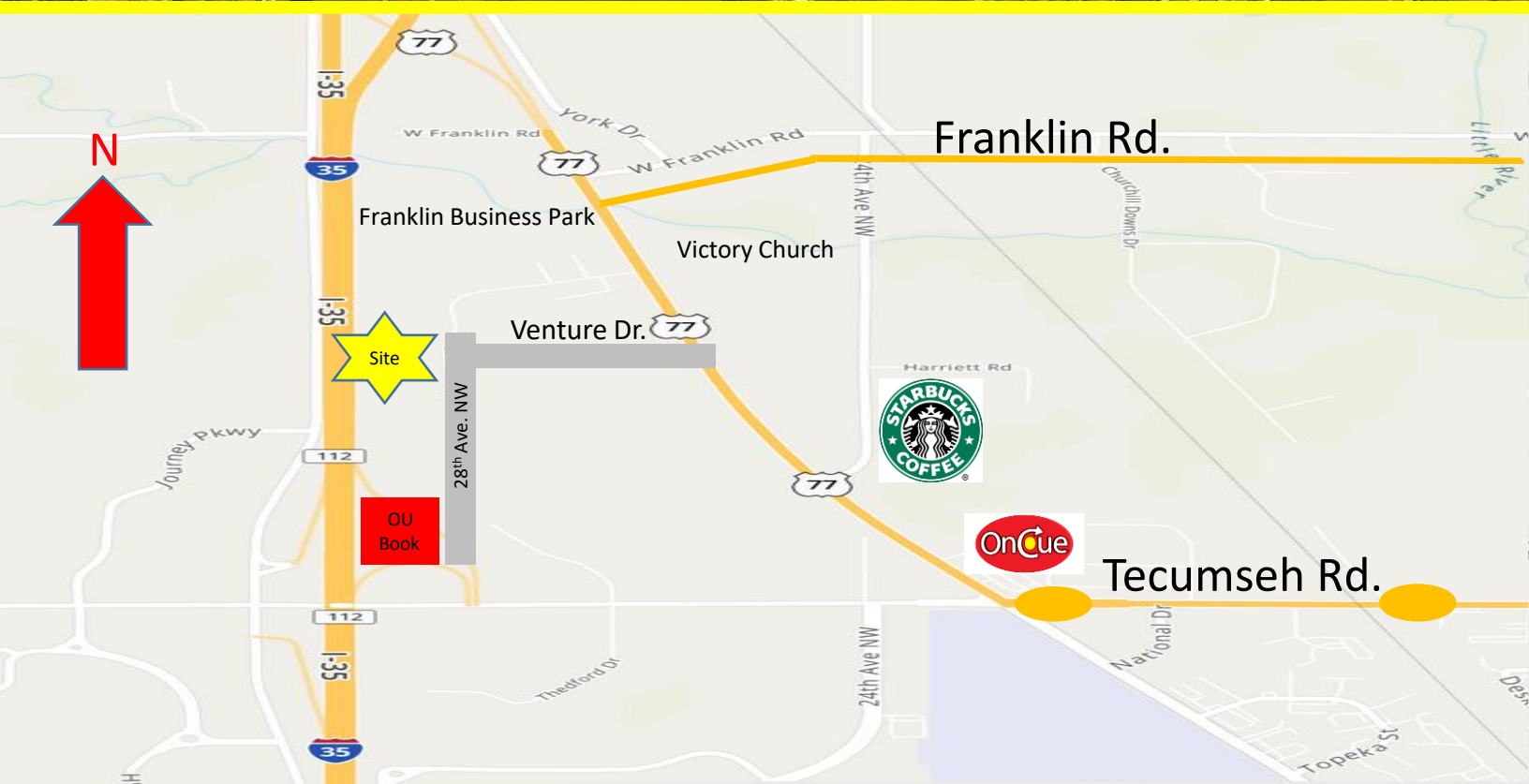
	1 Mile	3 Miles	5 Miles
Total Households	3,424	16,000	40,982
Total Population	8,796	39,504	104,977
Average HH Income	\$133,464	\$96,925	\$80,842

CONTACT:

Scott Heiple, CCIM | Owner – Managing Broker
HCB Commercial Real Estate Co., LLC
P.O. Box 639 Norman, Oklahoma 73070
405.473.7653 (mobile)
405.447.7124 (fax)
scott.heiple@hcbcommercial.com (email)
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Location Map



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4200 28th Ave. NW
Norman, OK
for Sale



Site

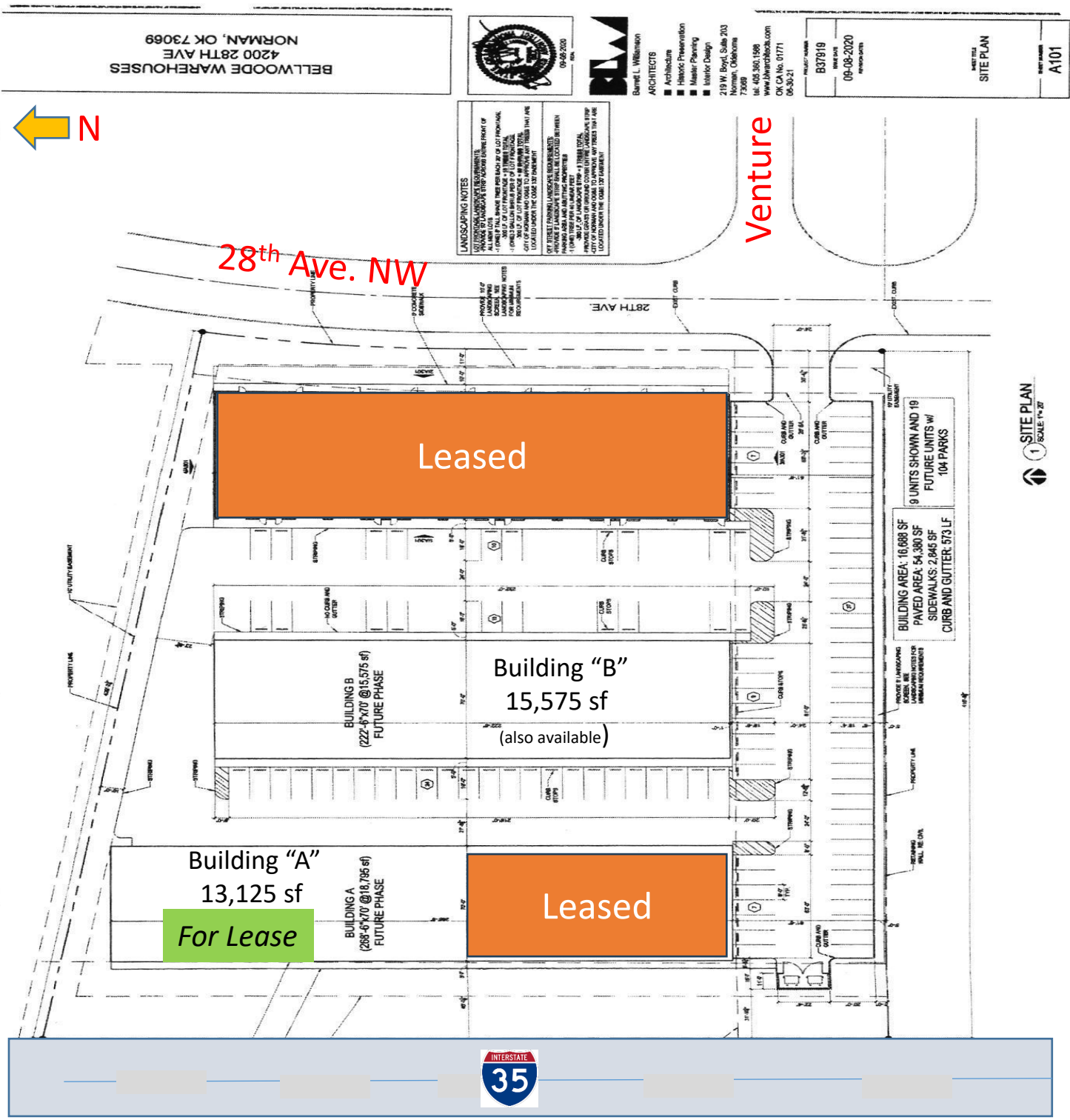


Google Earth
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Pre-Occupancy (front)

Building C
Front of warehouse



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Building C
Front of warehouse



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Pre-Occupancy



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Post Occupancy



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Post Interior Buildout



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