

Warehouse for Sale

4200 28th Ave. NW
Norman, OK 73069



PROPERTY INFORMATION:

Address:	4200 28 th Ave. NW.
City/State/Zip	Norman, OK 73069
Building Size SF:	16,678
Total Units:	9 @ 1,853 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:	19' at entry to 16' at rear
Lot Size:	3.1 acres
Sales Price:	\$2,286,263
Year Built:	2021
Cap Rate:	7.50%

PROPERTY DESCRIPTION

Building "C" – is 16,678 sf single tenant occupied warehouse. Built to have nine individual bays, the inside was custom configured for current tenant's single use. Individual units would be 1,853 +/- sf each with each having a 12' x 14' grade level OHD and bathroom. The entire property is fenced with an automatic entry gate at the street for ultimate security. This development backs up to I-35.

LOCATION

Fronts on I-35 east side just north of Tecumseh Rd. in Norman, Oklahoma.

DEMOGRAPHICS

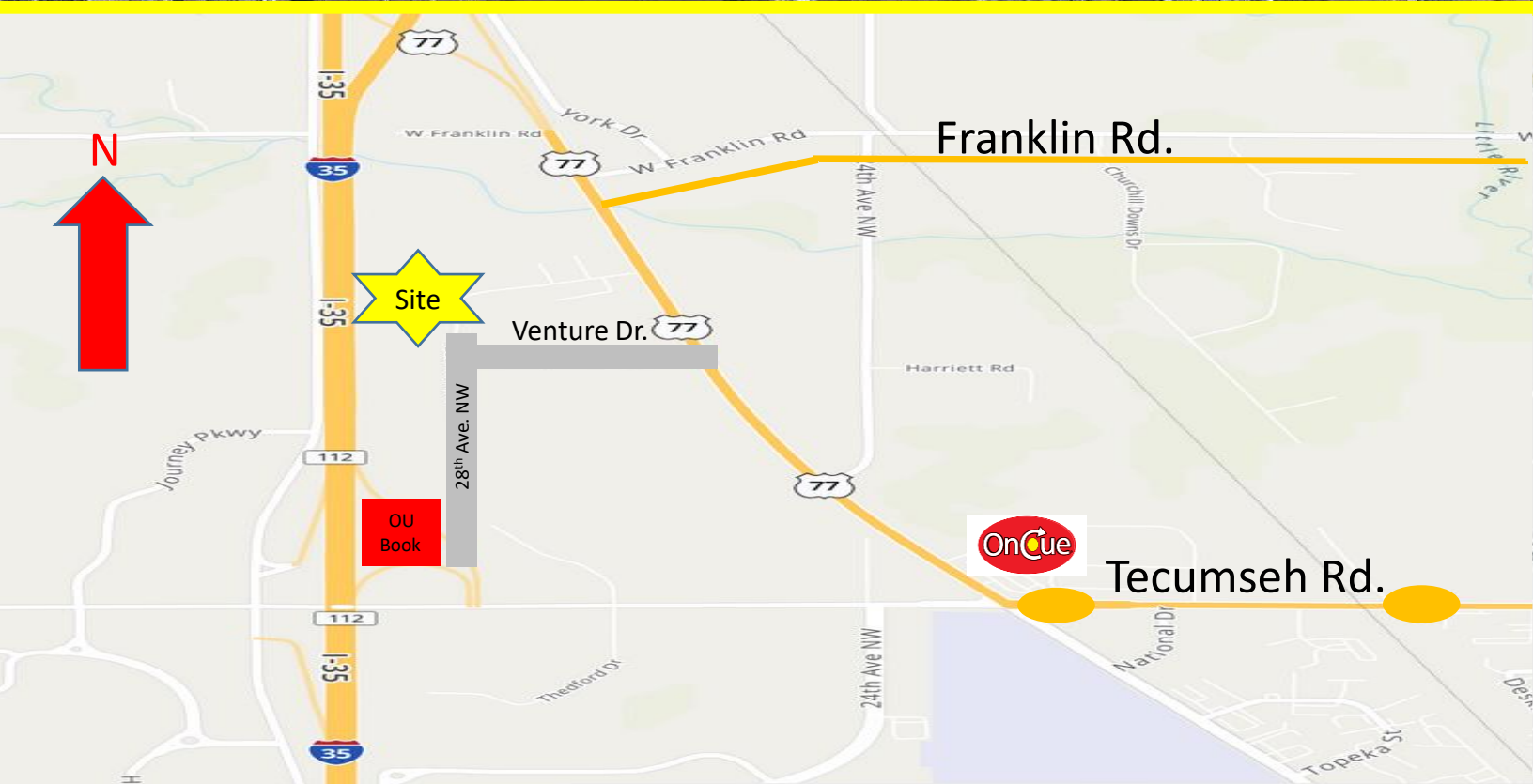
	1 Mile	3 Miles	5 Miles
Total Households	3,424	16,000	40,982
Total Population	8,796	39,504	104,977
Average HH Income	\$133,464	\$96,925	\$80,842

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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Site



Google Earth
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BELLODE WAREHOUSES
4200 28TH AVE
NORMAN, OK 73069



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ARCHITECTS
Architects
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Master Planning
Interior Design
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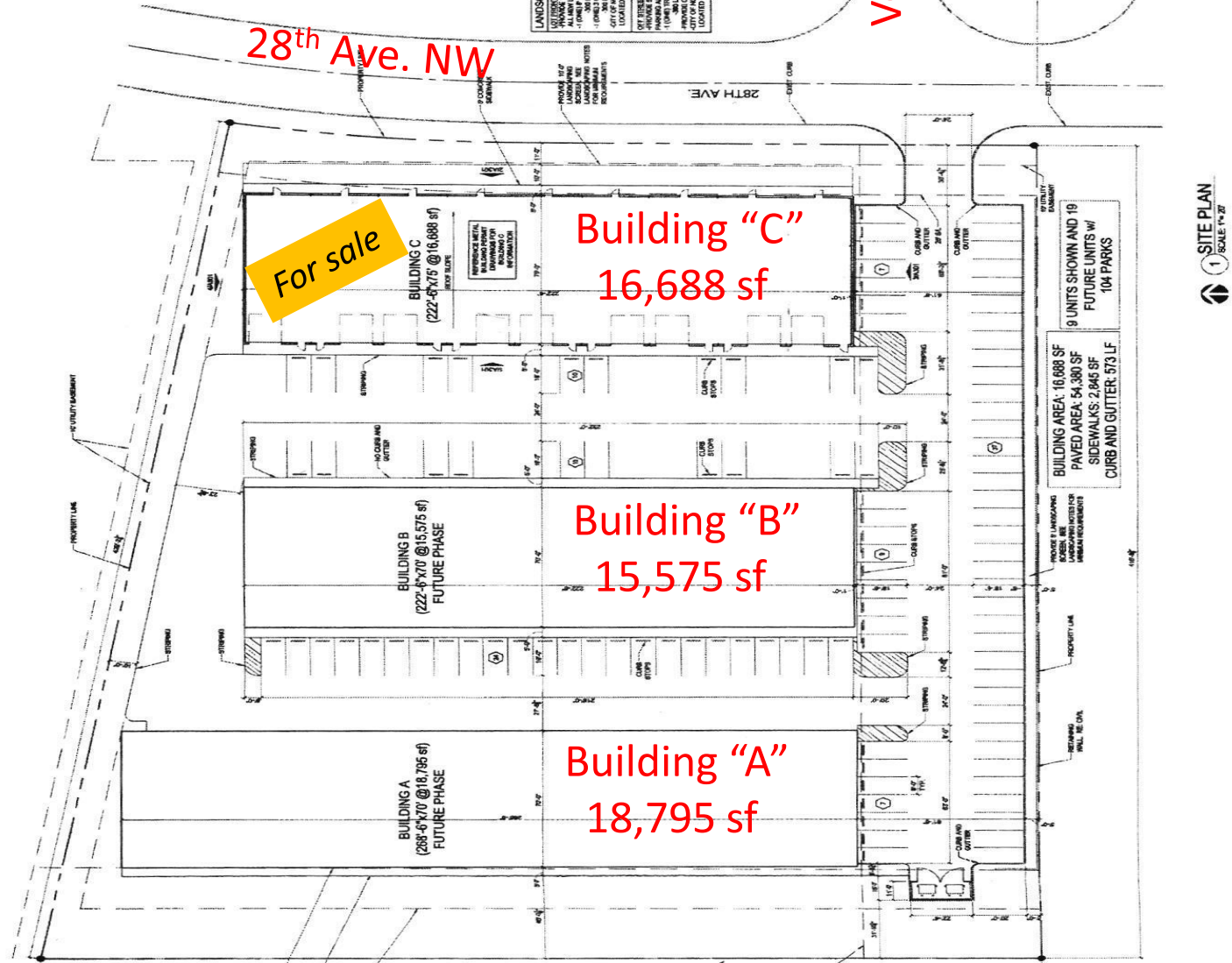
PROJECT NUMBER
B37919
DATE
09-08-2020
REVISED DATE

SHEET NUMBER
SITE PLAN
SHEET NAME
A101



LANDSCAPING NOTES
1. ALL LANDSCAPING SHALL BE IN ACCORDANCE WITH THE CITY OF NORMAN LANDSCAPING REGULATIONS.
2. ALL LANDSCAPING SHALL BE INSTALLED WITHIN THE SPECIFIED TIME FRAME.
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Venture



1 SITE PLAN
SCALE: 1/4" = 1'-0"

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Building C
Front of warehouse



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Actual Construction Pictures



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Actual Construction Pictures



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Finished Interior (prior to occupancy)



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