

FOR LEASE



Johnson Commercial Group

JohnsonCommercialGroup.com

2701 Bart Conner Ct. Ste 103
Norman, OK 73072



Offering Summary

Lease Rate: \$10.00/SF

NNN Rate: \$2.55/SF

Building Size: 12,235 SF +/-

Available SF: 7,936 SF +/-

Lot Size: 1.53 Acres

Zoning: I-1

Clear Height: 14.5'

Property Overview

This commercial warehouse in Norman, Oklahoma, offers 7,936 SF of functional space, ideal for various industrial needs. It features two 10x12 overhead doors, a loading dock with a 10x10 door, dock plate, and truck well, facilitating smooth logistics. The warehouse includes a climate-controlled 12x12 office, 14.5-foot clear center height, unit heater, and energy-efficient LED lighting. Additional amenities include two ADA-compliant restrooms, water fountains, a mop sink, and an exhaust fan for ventilation. This property is perfect for storage, distribution, or light manufacturing.

Chris Johnson
chris@jcgok.com
405.435.3572



BRICK & BEAM
REALTY

FOR LEASE



Johnson Commercial Group

2701 Bart Conner Ct. Ste 103
Norman, OK 73072

JohnsonCommercialGroup.com



Chris Johnson
chris@jcgok.com
405.435.3572



BRICK & BEAM
REALTY

FOR LEASE



Johnson
Commercial Group

2701 Bart Conner Ct. Ste 103
Norman, OK 73072

JohnsonCommercialGroup.com



Chris Johnson
chris@jcgok.com
405.435.3572



BRICK & BEAM
REALTY

FOR LEASE



Johnson
Commercial Group

JohnsonCommercialGroup.com

2701 Bart Conner Ct. Ste 103
Norman, OK 73072



Chris Johnson
chris@jcgok.com
405.435.3572



BRICK & BEAM
REALTY

FOR LEASE



Johnson
Commercial Group

2701 Bart Conner Ct. Ste 103
Norman, OK 73072

JohnsonCommercialGroup.com



Chris Johnson
chris@jcgok.com
405.435.3572



BRICK & BEAM
REALTY

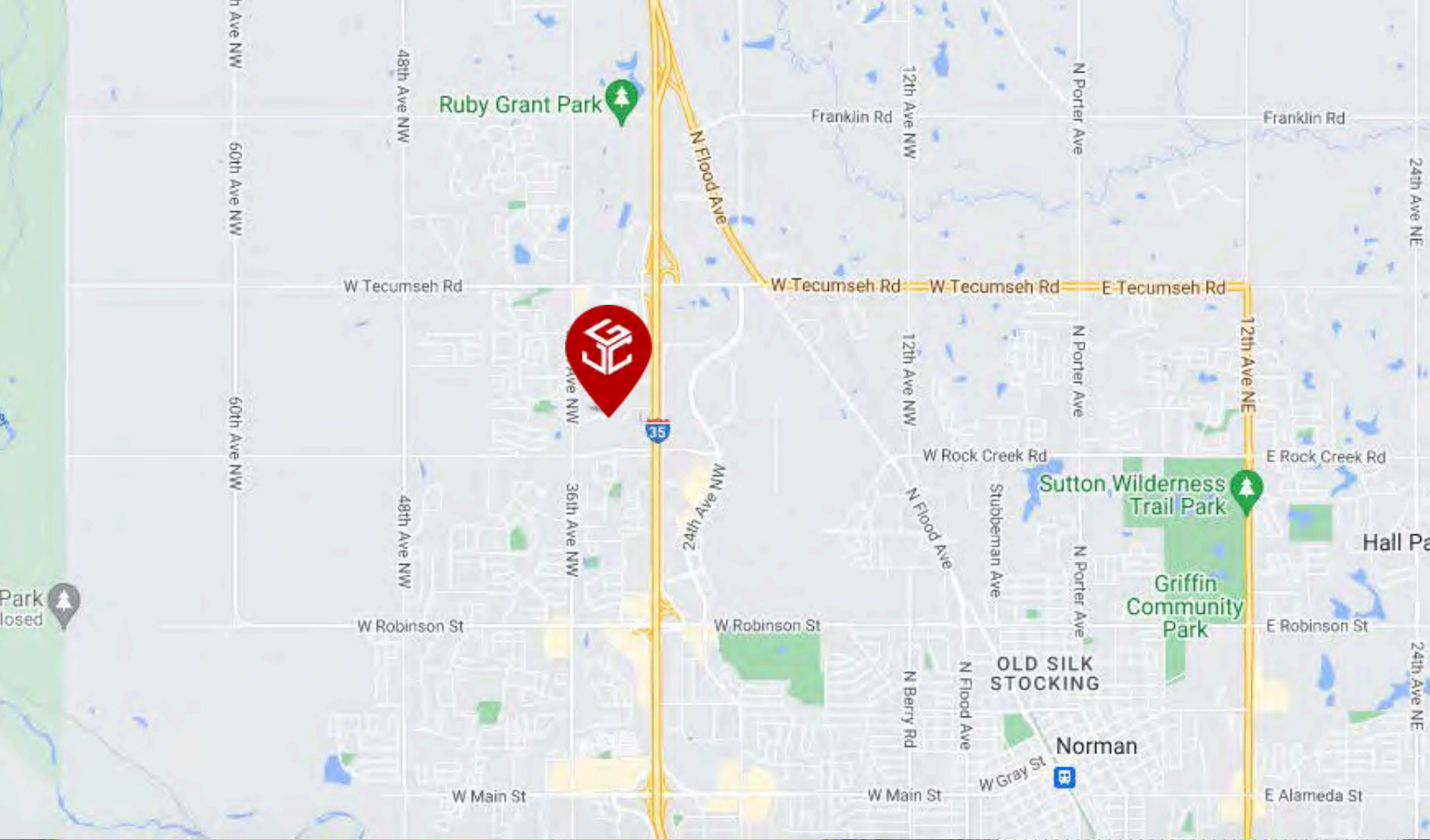
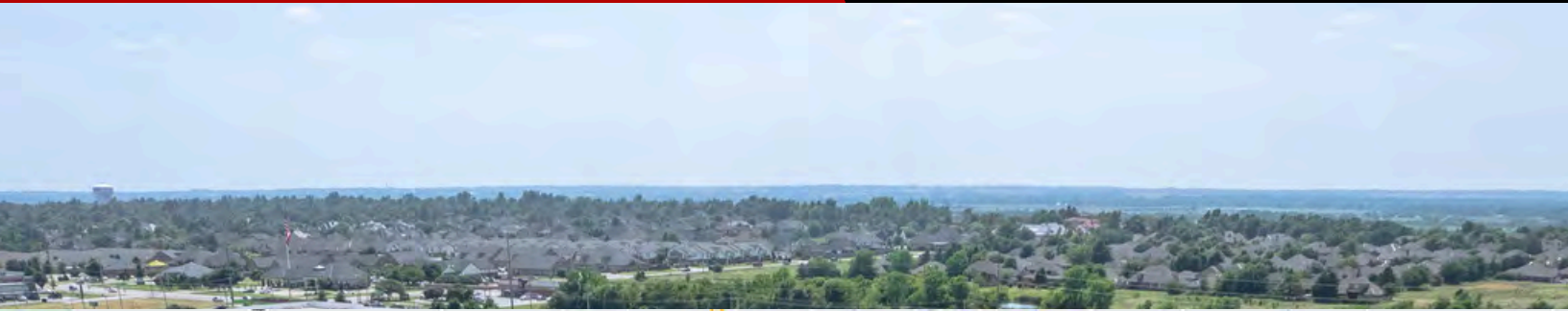
FOR LEASE



Johnson Commercial Group

2701 Bart Conner Ct. Ste 103
Norman, OK 73072

JohnsonCommercialGroup.com



Chris Johnson
chris@jcgok.com
405.435.3572



BRICK & BEAM
REALTY

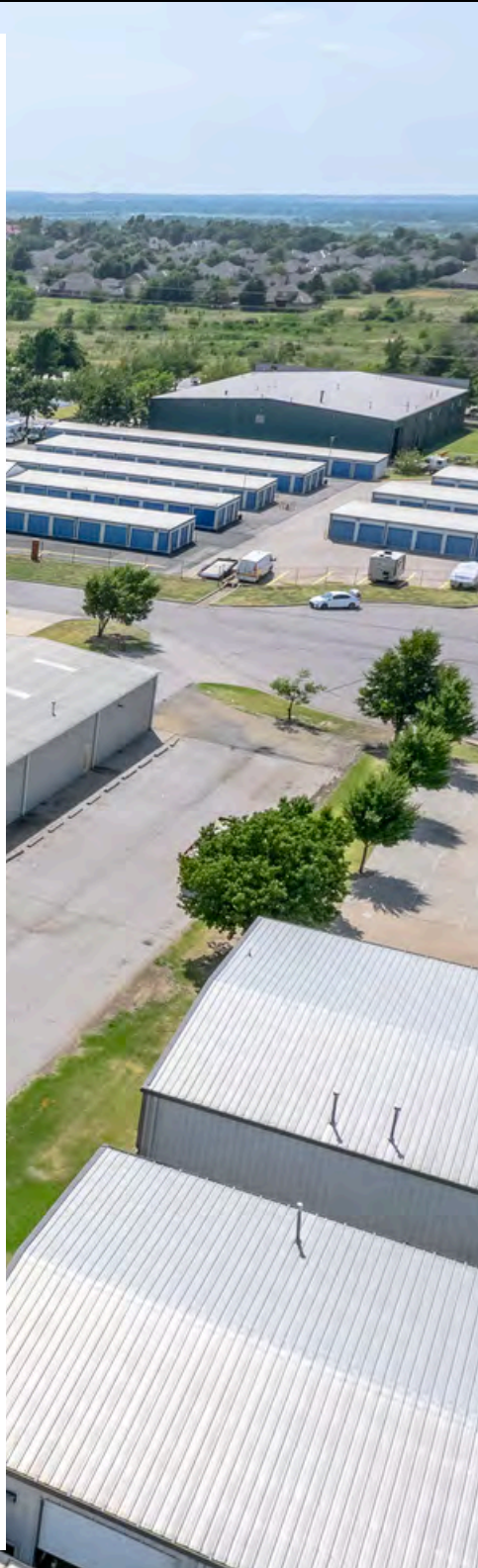
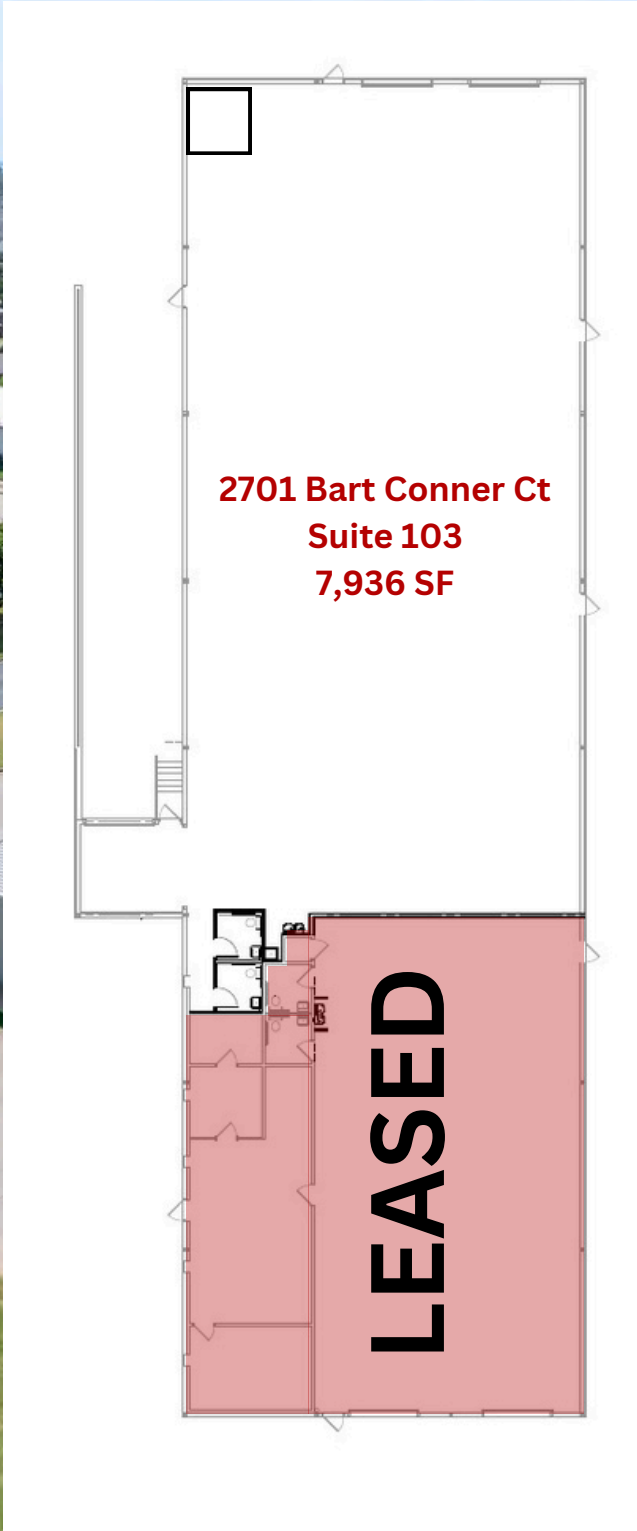
FOR LEASE



Johnson Commercial Group

2701 Bart Conner Ct. Ste 103
Norman, OK 73072

JohnsonCommercialGroup.com



Chris Johnson
chris@jcgok.com
405.435.3572



BRICK & BEAM
REALTY

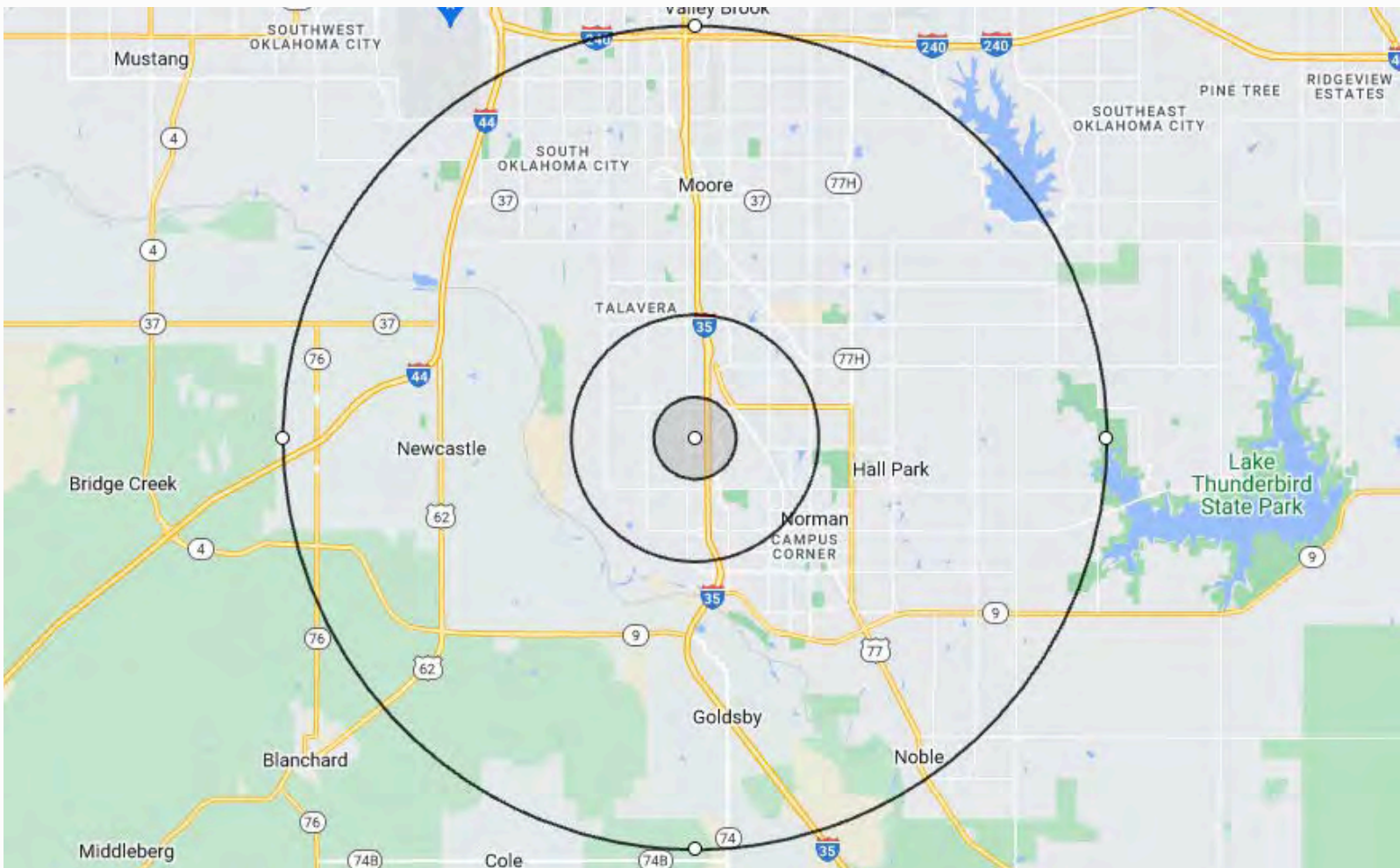
FOR LEASE



Johnson
Commercial Group

JohnsonCommercialGroup.com

2701 Bart Conner Ct. Ste 103
Norman, OK 73072



Demographics	1 MILE	3 MILE	10 MILE
Population	8,465	42,182	296,219
Average Age	39	39	37
Employment	8,034	40,646	290,384
Households	3,274	17,117	116,585
Ave. Household Income	\$103,800	\$98,477	\$82,846
Median Household Value	\$84,847	\$77,298	\$66,199

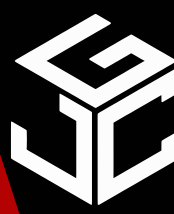
Chris Johnson
chris@jcgok.com
405.435.3572



BRICK & BEAM
REALTY

FOR LEASE

2701 Bart Conner Ct. Ste 103
Norman, OK 73072



Johnson
Commercial Group

JohnsonCommercialGroup.com



Disclaimer

A real estate broker is not authorized to give legal or tax advice. No representation is made by Johnson Commercial Group, its agents or employees, as to the legal effect or tax consequences of the information contained herein or any transaction relating thereto. Although all information furnished regarding property sales or financing options are from sources deemed to be reliable, such information has not been verified and no express representation is made on, or is in any way implied as to the accuracy thereof and is subject to errors, omissions, change of price, or other conditions prior to sale or withdrawal without notice.

Chris Johnson
chris@jcgok.com
405.435.3572



BRICK & BEAM
REALTY