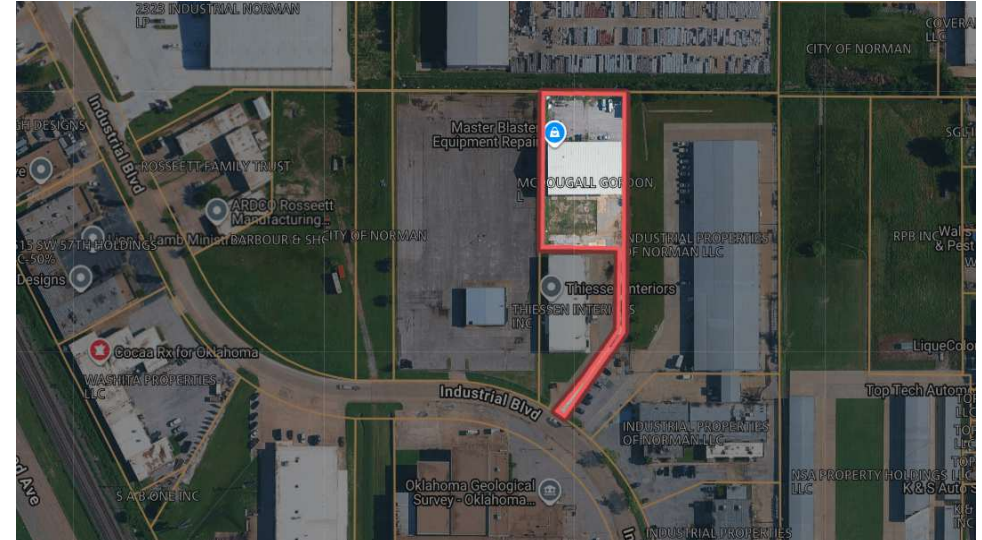


Industrial Property For Sale

2179 INDUSTRIAL BLVD, NORMAN, OK 73069

## Property Summary



### OFFERING SUMMARY

Sale Price:	\$865,000
Number of Units:	1
Lot Size:	0.88 Acres
Building Size:	8,640 SF

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	24,026	49,293	115,527
Total Population	57,846	125,552	298,400
Average HH Income	\$89,136	\$88,143	\$91,289

### LOCATION DESCRIPTION

2179 Industrial Boulevard, Norman, Oklahoma 73069 is situated in Norman's established industrial corridor, representing a prime location for business and commercial operations in Cleveland County.

The location benefits from Norman's well-developed industrial infrastructure, with flexible commercial spaces and warehouse facilities readily available throughout the corridor. The area is designed to accommodate a range of business types, from light manufacturing to service-oriented enterprises.

Close to major area employers, including the University of Oklahoma, York, and Norman Regional Health System

Transportation Access: Well-connected to regional transportation networks

Skilled Workforce: Access to university graduates and trained professionals

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## Property Description

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### PROPERTY DESCRIPTION

An exceptional opportunity to acquire a versatile industrial flex property in the heart of Norman's most established business park. Located at 2179 Industrial Blvd, this building offers an ideal combination of warehouse and office space, perfectly suited for owner-occupants, investors, or businesses looking to expand. Its strategic location, less than one mile from Interstate 35, provides unparalleled connectivity to the Oklahoma City metro and major transportation routes.

This well-maintained facility is designed for efficiency and is adaptable for a variety of uses, including light manufacturing, distribution, logistics, research and development, or commercial services.

- Strategic Location: Situated in a thriving industrial hub with immediate access to I-35 via Robinson Street, ensuring rapid transit for logistics, employees, and clients.
- Versatile Layout: The property features a functional mix of spacious, high-bay warehouse space and well-appointed office areas, allowing for seamless integration of operations and administration.
- Superior Accessibility: Equipped with both grade-level (drive-in) and dock-high doors to accommodate diverse shipping and receiving needs.
- Heavy Power: Three of the 4 spaces feature robust 3-Phase power, suitable for manufacturing equipment and heavy-duty industrial operations. An 800-amp panel was installed within the last 10 years.
- Ample Parking & Yard Space: Includes generous on-site parking for employees and clients, with potential for outdoor storage or vehicle staging area.
- Proximity to Workforce: Located just minutes from the University of Oklahoma and a dense residential population, providing access to a skilled and reliable workforce.
- Building Specifications

Total Building Size: 8,640

Office Space: Approximately 2,500 - 3,000 square feet of partially renovated (Mezzanine) space, featuring four showers, and is in addition to the 8,640 square feet of space.

Lot Size: .88 Acres

Clear Height: 18'

4 Grade-Level Drive-In Door(s) - 2 on the North side and 2 on the South end.

Power: 3-Phase, 480V, 400A

Spray foam insulation

Zoning: I-2, Light Industrial

Construction: Concrete Block



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## Additional Photos

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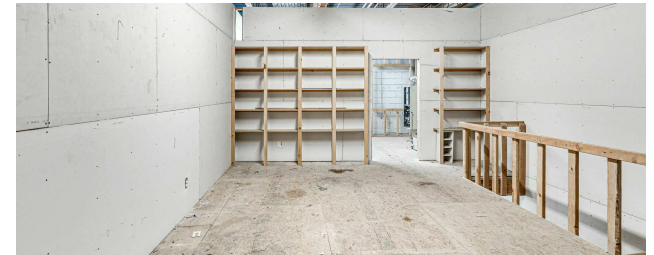
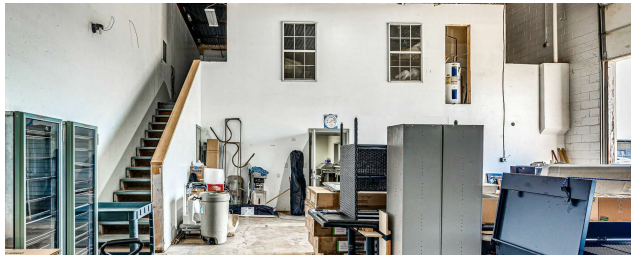
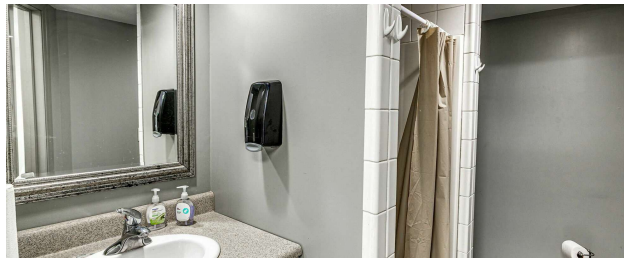
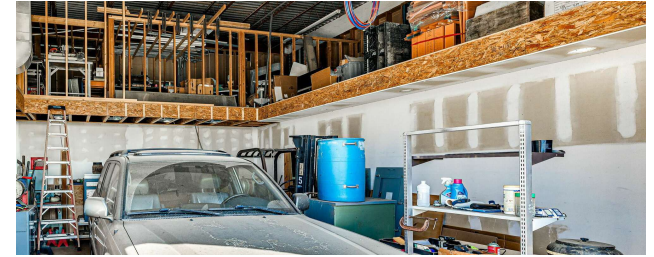
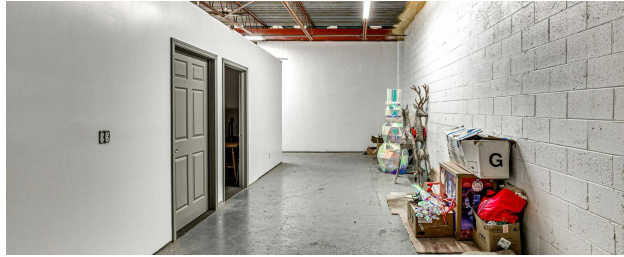
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## Additional Photos



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## Plans



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Industrial Property For Sale

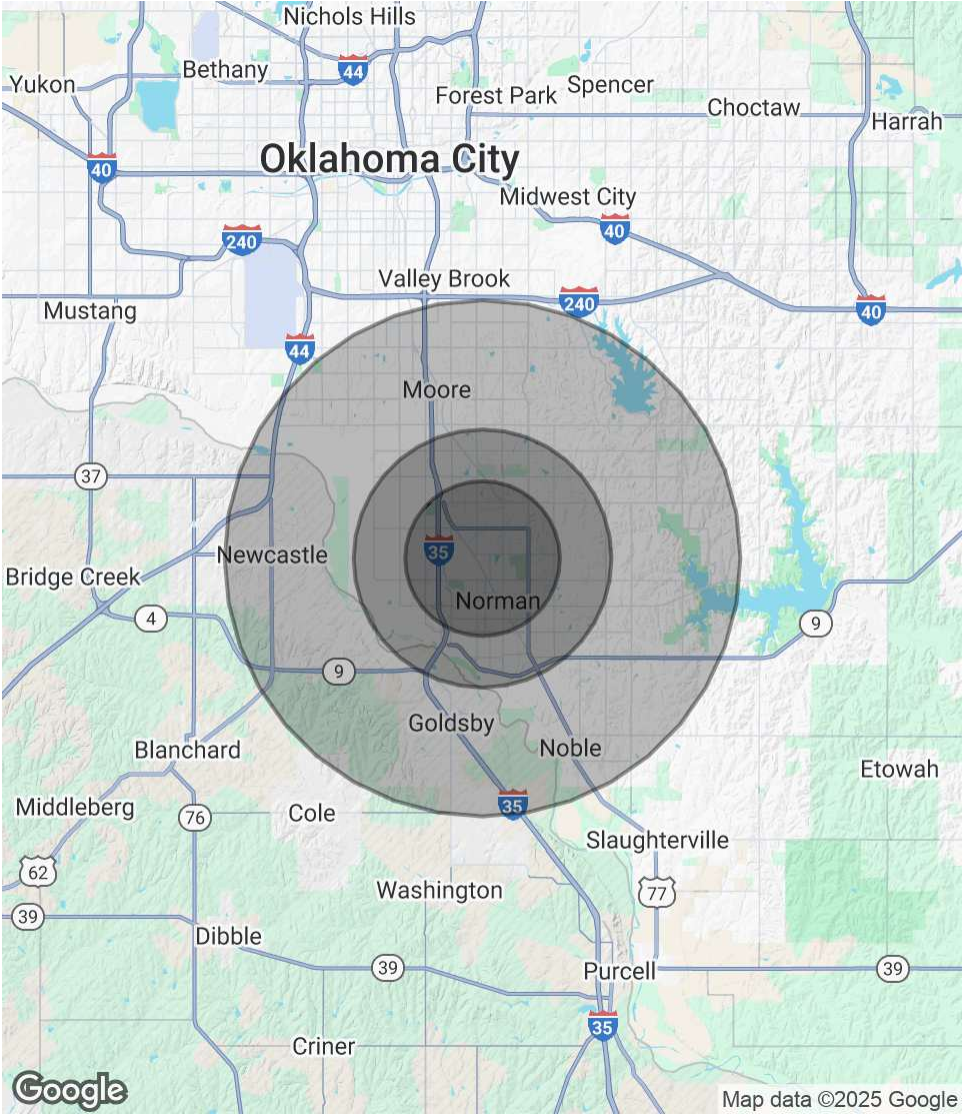
2179 INDUSTRIAL BLVD, NORMAN, OK 73069

Demographics Map & Report

POPULATION	3 MILES	5 MILES	10 MILES
Total Population	57,846	125,552	298,400
Average Age	39	37	38
Average Age (Male)	38	36	37
Average Age (Female)	40	38	39

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	24,026	49,293	115,527
# of Persons per HH	2.4	2.5	2.6
Average HH Income	\$89,136	\$88,143	\$91,289
Average House Value	\$296,146	\$309,021	\$278,362

Demographics data derived from AlphaMap



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