

FOR SALE

**2451 Van Buren St,
Norman, OK 73072**



Johnson
Commercial Group

JohnsonCommercialGroup.com



Offering Summary **Property Overview**

Sale Price: \$3,511,755

Price Per SF: \$145.00

Size: 24,219 SF

Lot Size: 1.27 Acres

Zoning: C-2

Year Built: 1989/2015

Traffic Count: 29,302

This 24,219 SF +/- warehouse facility offers a functional layout in a strong Norman industrial location, ideal for distribution, storage, manufacturing, or service users. The property features 21' clear height and efficient loading via three 8'x10' dock-high doors with dock plates plus one drive-in ramp served by a 14'x14' overhead door. Additional improvements include LED lighting, a unit heater, HVAC office area, breakrooms, restrooms, and a fire suppression system. With excellent accessibility and versatile features, this property is well-positioned to support a wide range of business needs.

Chris Johnson
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405.435.3572



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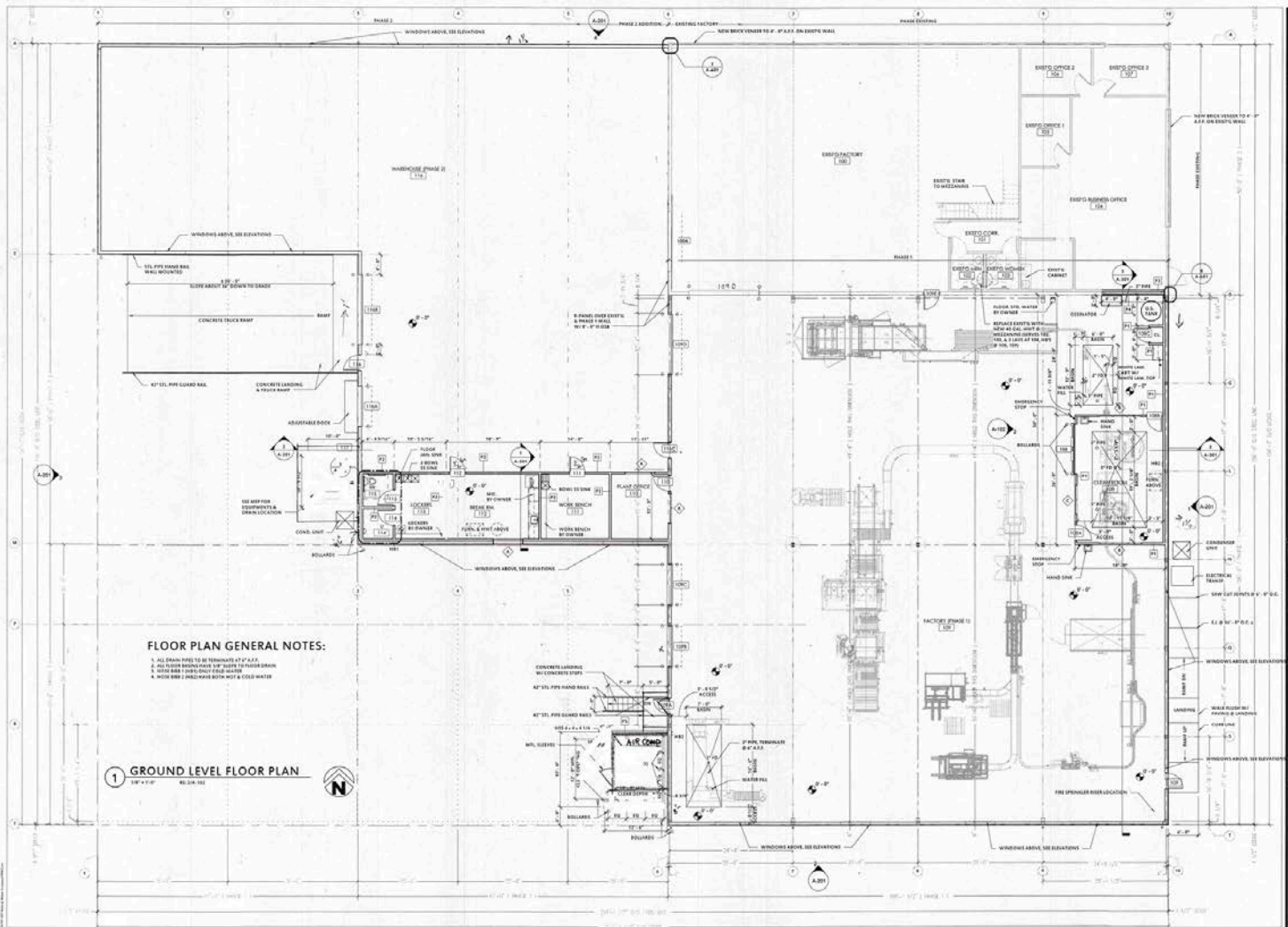
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Q+A
ARCHITECTS

quinn & associates

PLANT 10400
OFF 2,404
WAREHOUSE 10,782
LABS - 50,965
TOTAL 23,911 SF

NATURAL WATER COMPANY
1451 VAN BUREN STREET
NORMAN, OK 73071

PERMIT SET

LANDING LEVEL FLOOR PLAN

A-101

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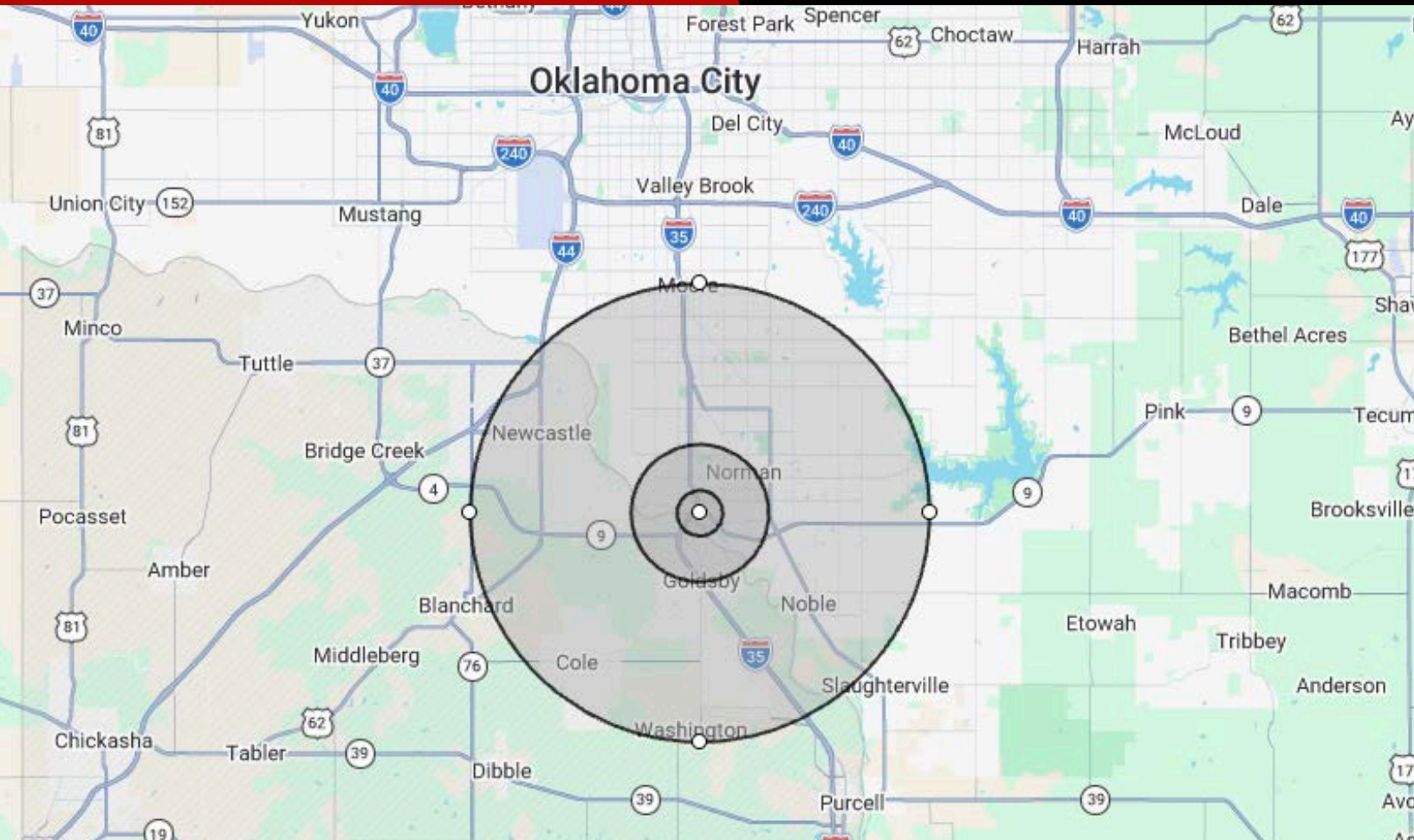
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Demographics

1 MILE

3 MILE

10 MILE

Population	6,844	54,898	205,939
Average Age	37	31	35
Employment	3,375	52,617	108,029
Households	2,984	21,286	79,740
Ave. Household Income	\$93,396	\$81,799	\$94,727
Median Home Value	\$290,143	\$285,232	\$265,528

Traffic Count

Average Daily Volume

29,302 VPD

Demographic data provided by CoStar

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