

FOR LEASE

2701 Bart Conner Court
Norman, OK 73072



JohnsonCommercialGroup.com



Offering Summary

Lease Rate: \$10.00/SF

NNN Rate: \$2.34/SF

Available SF: 7,936 SF

Lot Size: 1.53 Acres

Zoning: I-1

Clear Height: 14.5'

Chris Johnson
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Property Overview

Suite 103 offers 7,936 SF of highly functional warehouse space designed for storage, distribution, or light manufacturing users. The suite features two 10' x 12' overhead doors, a loading dock with a 10' x 10' door, dock plate, and truck well for efficient shipping and receiving. Inside, the space includes a climate-controlled 12' x 12' office, 14.5-foot clear center height, unit heater, LED lighting, two ADA-compliant restrooms, water fountains, a mop sink, and an exhaust fan. With its efficient layout and modern utility features, Suite 103 provides a streamlined solution for businesses seeking a well-appointed industrial space.



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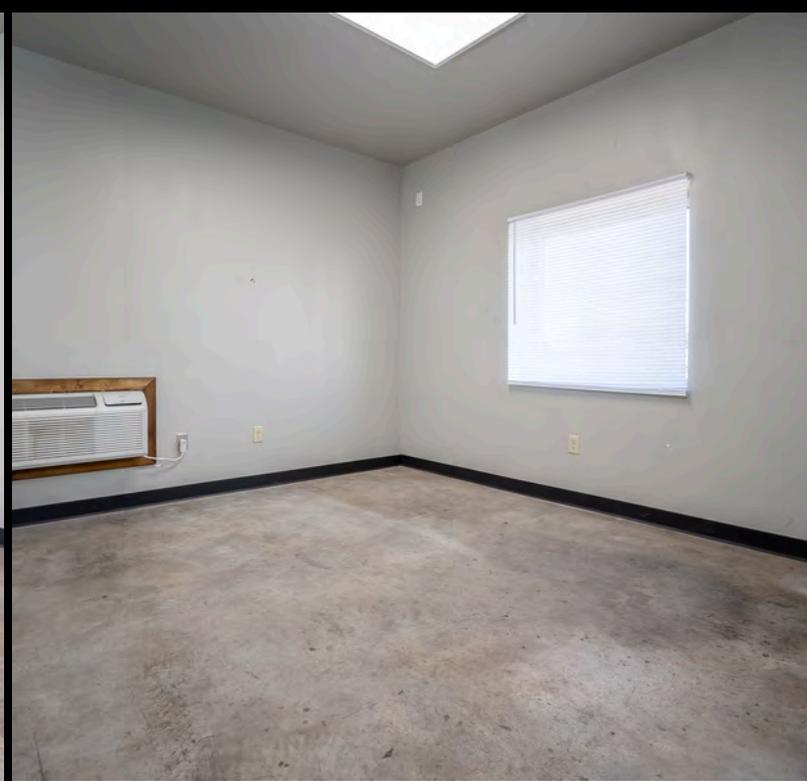
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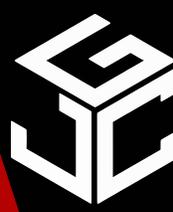


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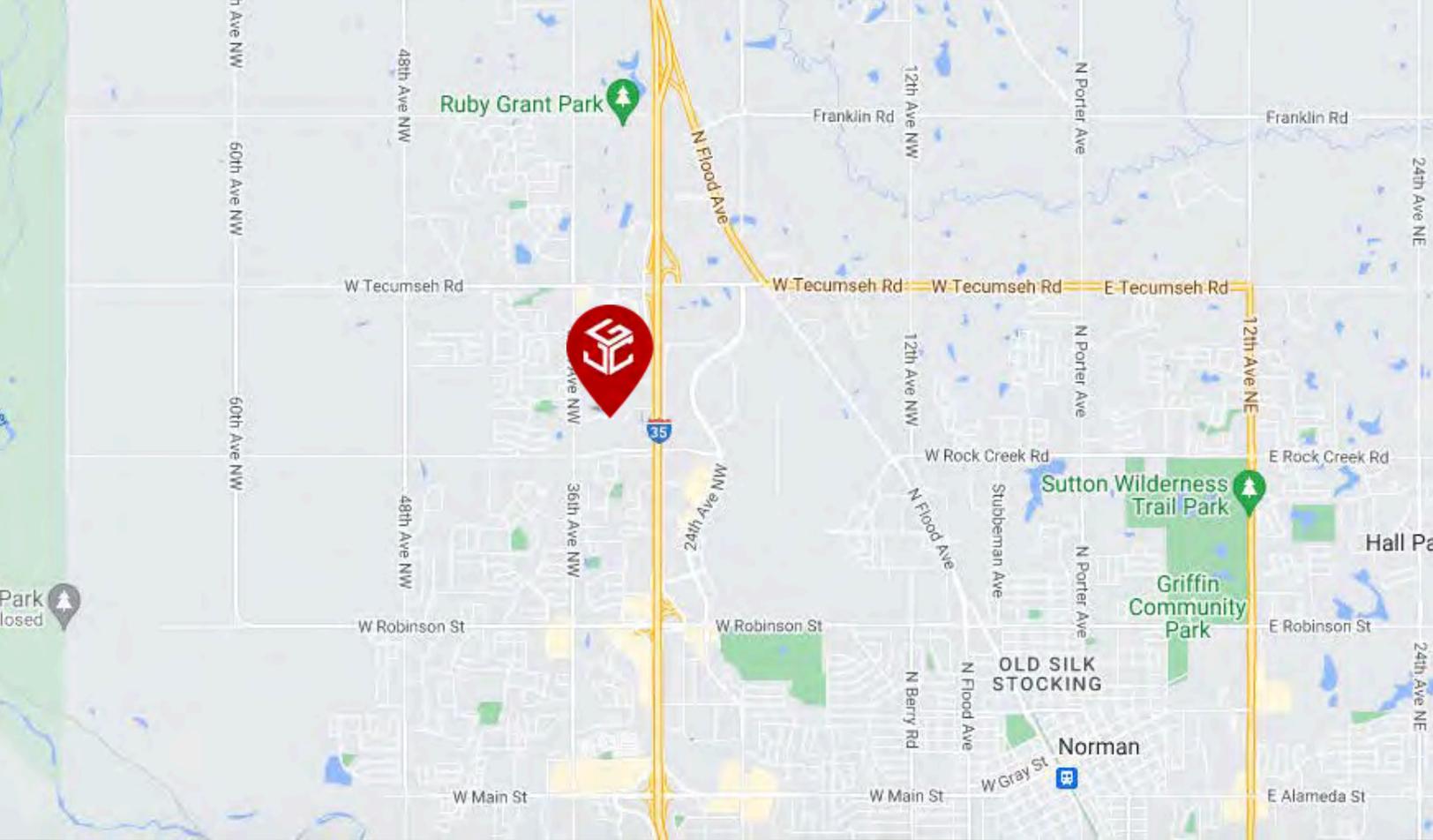
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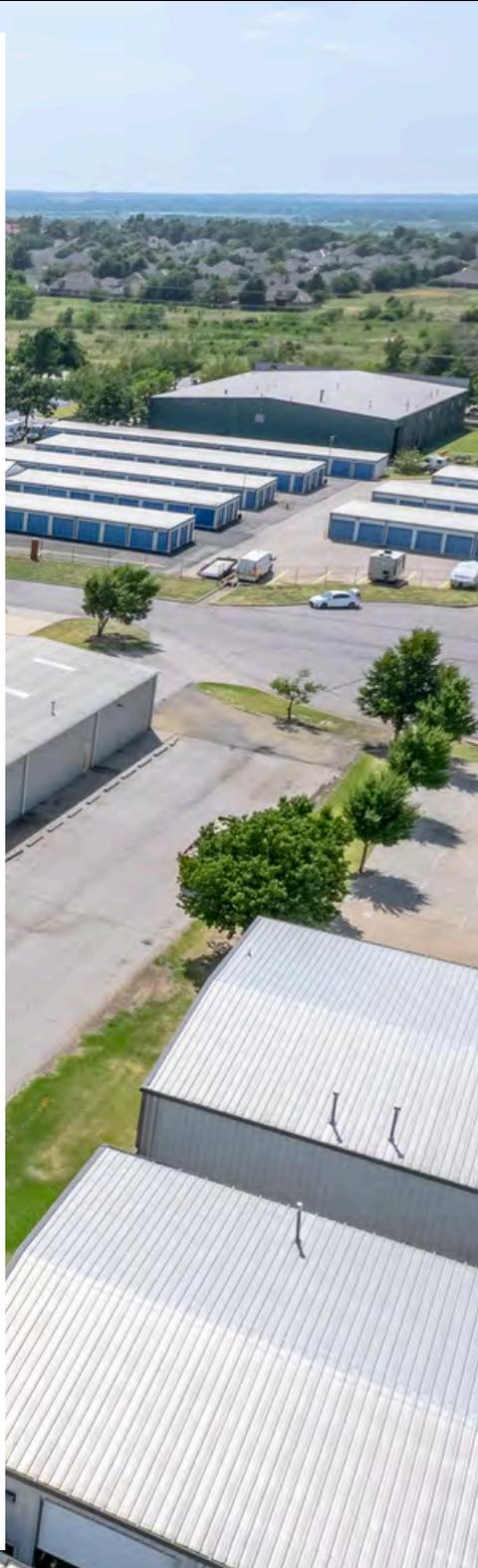
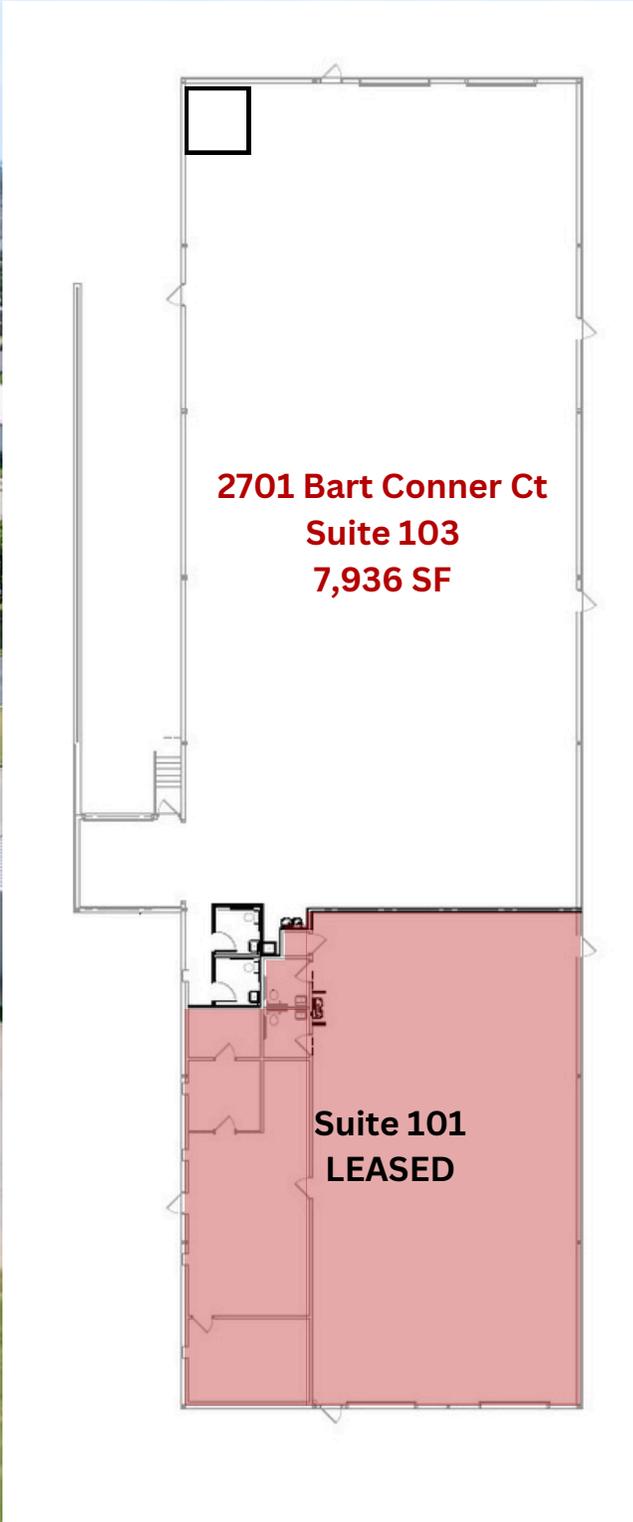
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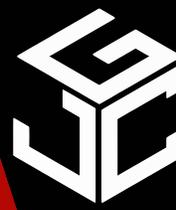


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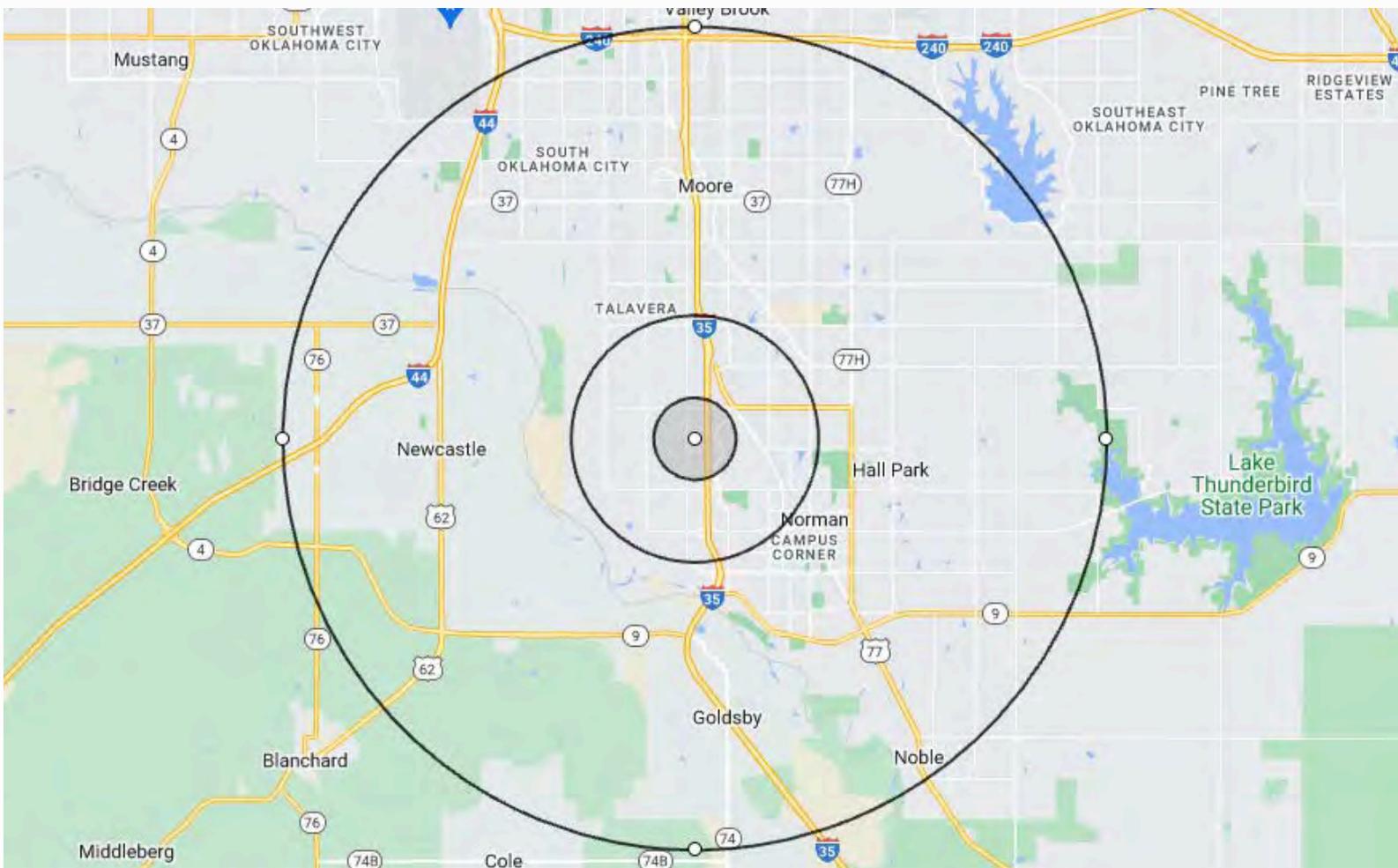
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Demographics

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

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