

Warehouse for Lease

Executive Summary

3400 Bart Conner Dr.
Norman, OK 73072



#150



OFFERING SUMMARY

Total Available SF:	1,930 sf
Lease Rate:	\$9.80/psf + \$2.50 NNN
Building Size:	12,996
Lot Size SF:	40,145
Year Built:	2006
Office:	Yes (1)
Bathroom:	Yes (1)
Roof:	TPO – New 3/2018
Zoning:	I-1 - Light Industrial
Market:	Norman
Overhead Doors (2):	12'(w) x 14' (h)
Drive-In Doors:	Yes

PROPERTY OVERVIEW

3400 BART CONNER DR #150. is a 1,930 sf unit that sits on approx. 1 ac. of land. The property has a new TPO roof installed in March of 2021. There is one (1) unit available. The unit has one 12' (w) x 14' (h) grade level overhead (drive-in) door. This is an inline space that has 1 bathroom and a small office with full HVAC and a ceiling mounted gas heater in the warehouse. Tenant pays utilities. Great location. West of I35.

LOCATION OVERVIEW

THE WAREHOUSE is located on the west side of I-35 between Tecumseh Rd. and Rock Creek Rd. in Norman, Oklahoma. There are entrance roads to the warehouse off the I-35 service road and NW 36th Ave.

DEMOGRAPHICS

	<u>1 mile</u>	<u>3 mile</u>	<u>5 mile</u>
Total Households	3,424	16,000	40,982
Total Population	8,796	9,504	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, OK 73070
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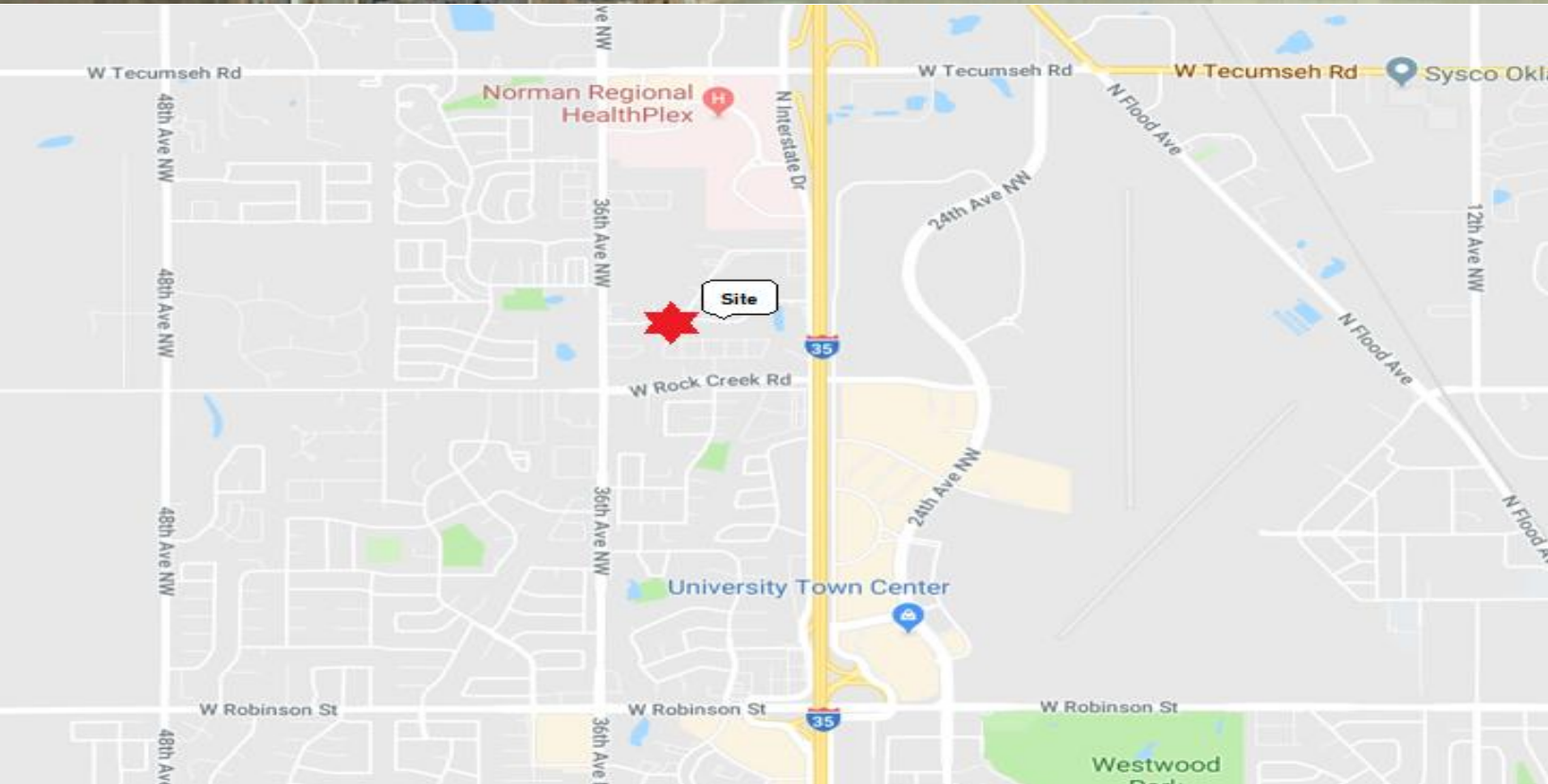
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Location Maps



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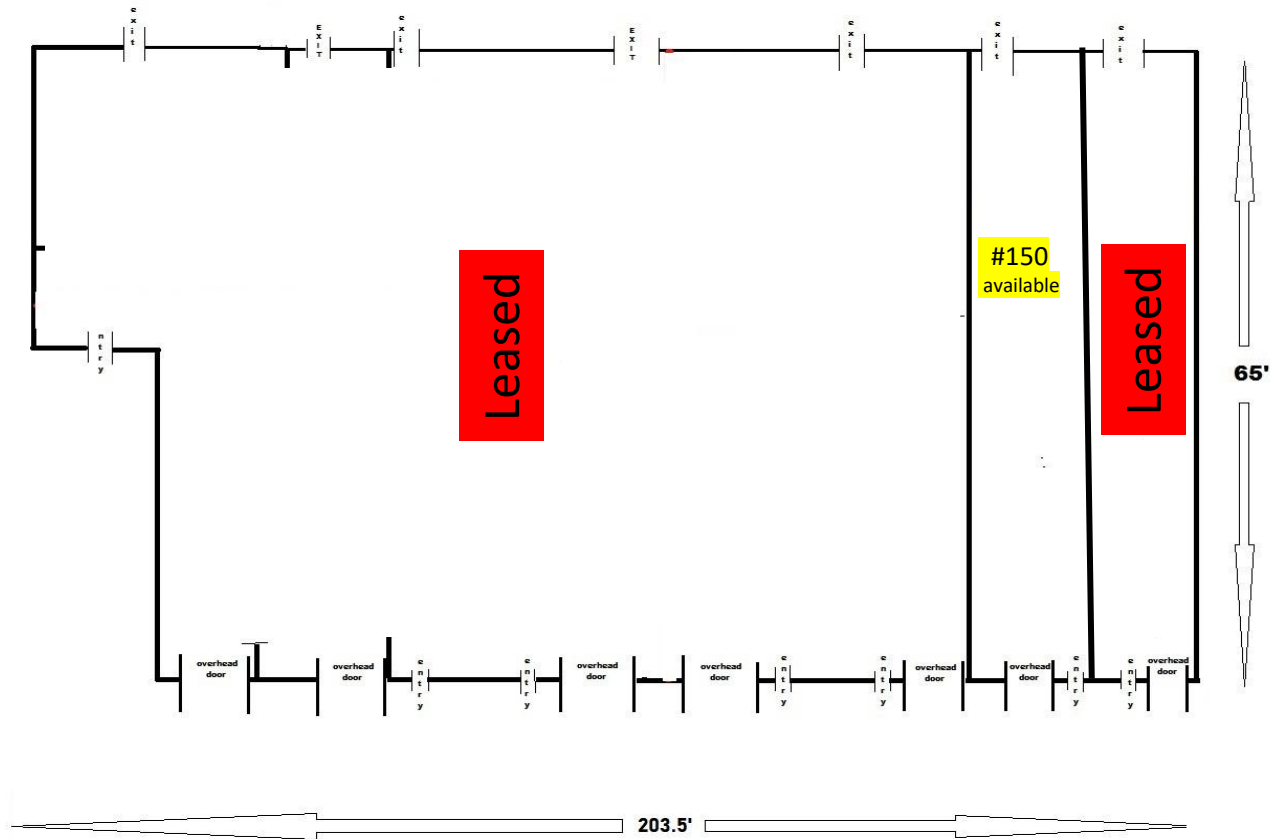
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Warehouse for Lease



Floorplan



3400 BART CONNER DR.

CURRENT FLOOR PLAN

Depiction is accurate, but not to scale



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