

# Warehouse for Lease

## Executive Summary

3400 Bart Conner Dr.

Norman, OK 73072



## 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 36<sup>th</sup> 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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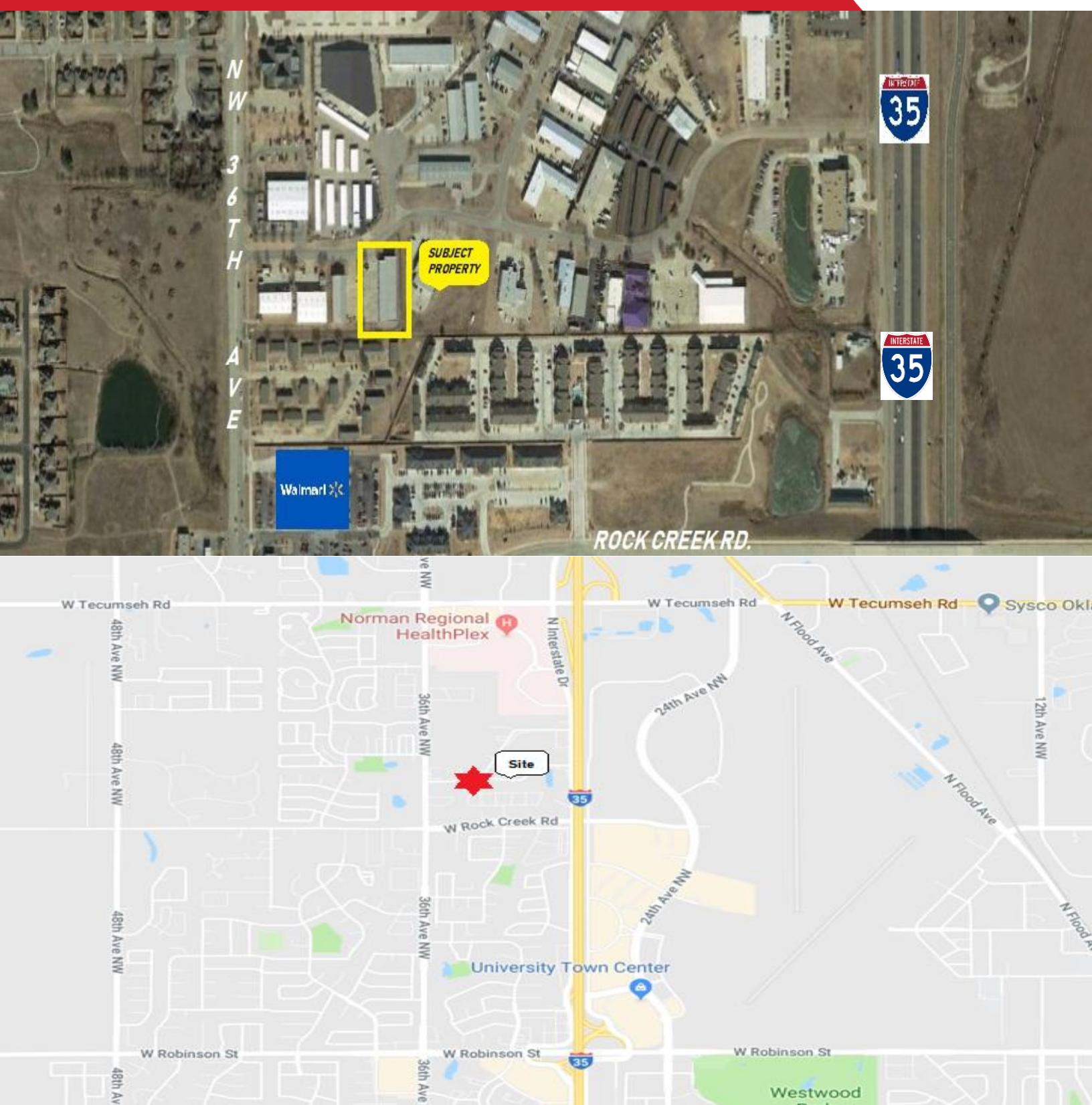




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## Location Maps



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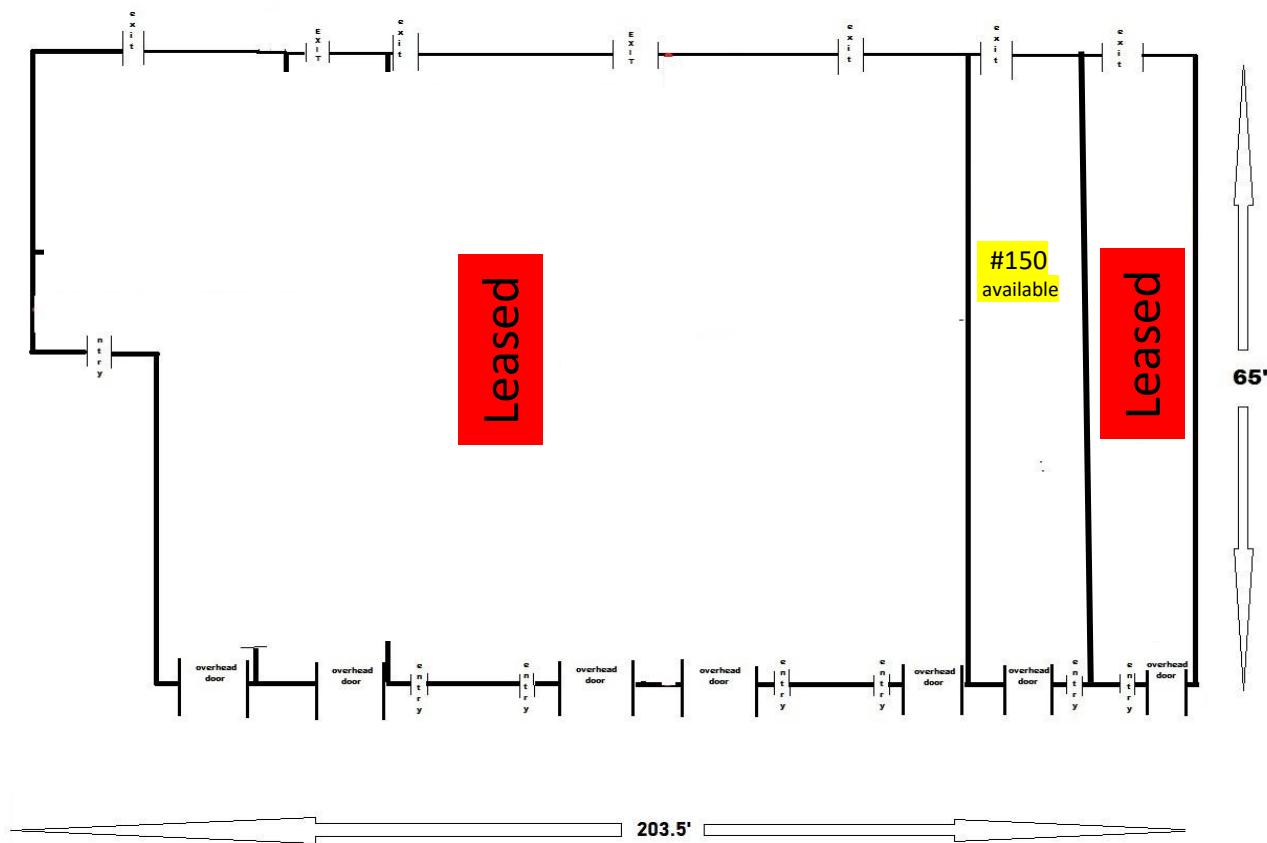
[scott.heiple@hcbcommercial.com](mailto:scott.heiple@hcbcommercial.com) (email)



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## Floorplan



3400 BART CONNER DR.

## CURRENT FLOOR PLAN

*Depiction is accurate, but not to scale*



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