

FOR LEASE

3152 Broce Dr.

Norman, OK 73072



Johnson

Commercial Group

JohnsonCommercialGroup.com



Offering Summary Property Overview

Rate: \$11.00 SF/YR

Lease Type: MG

Building Size: 6,272 SF

Lot Size: 0.73 Acres

Clear Height: 13'6"

Year Built: 1982

Zoning: I-1

Located in the Broce Industrial Park at 3152 Broce Dr, Norman, this concrete tilt-up building offers a versatile industrial layout ideal for a wide range of users. The office area includes two private offices, a welcoming foyer, a kitchenette, and one restroom. The warehouse features skylights, a 12' x 12' overhead door, 13'6" clear height, two exhaust fans, two unit heaters, and an additional restroom, providing efficient space for production, storage, or distribution. The fully fenced and gated yard enhances security, while easy access to I-35 ensures convenient daily operations. Equipped with 3-phase power, this property presents a strong opportunity within a well-established Norman industrial corridor. *Available January 1, 2026!*

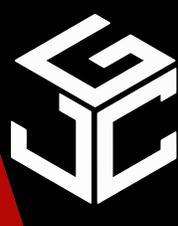
Chris Johnson
chris@jcgok.com
405.435.3572



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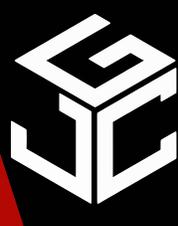
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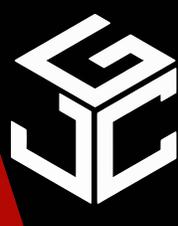
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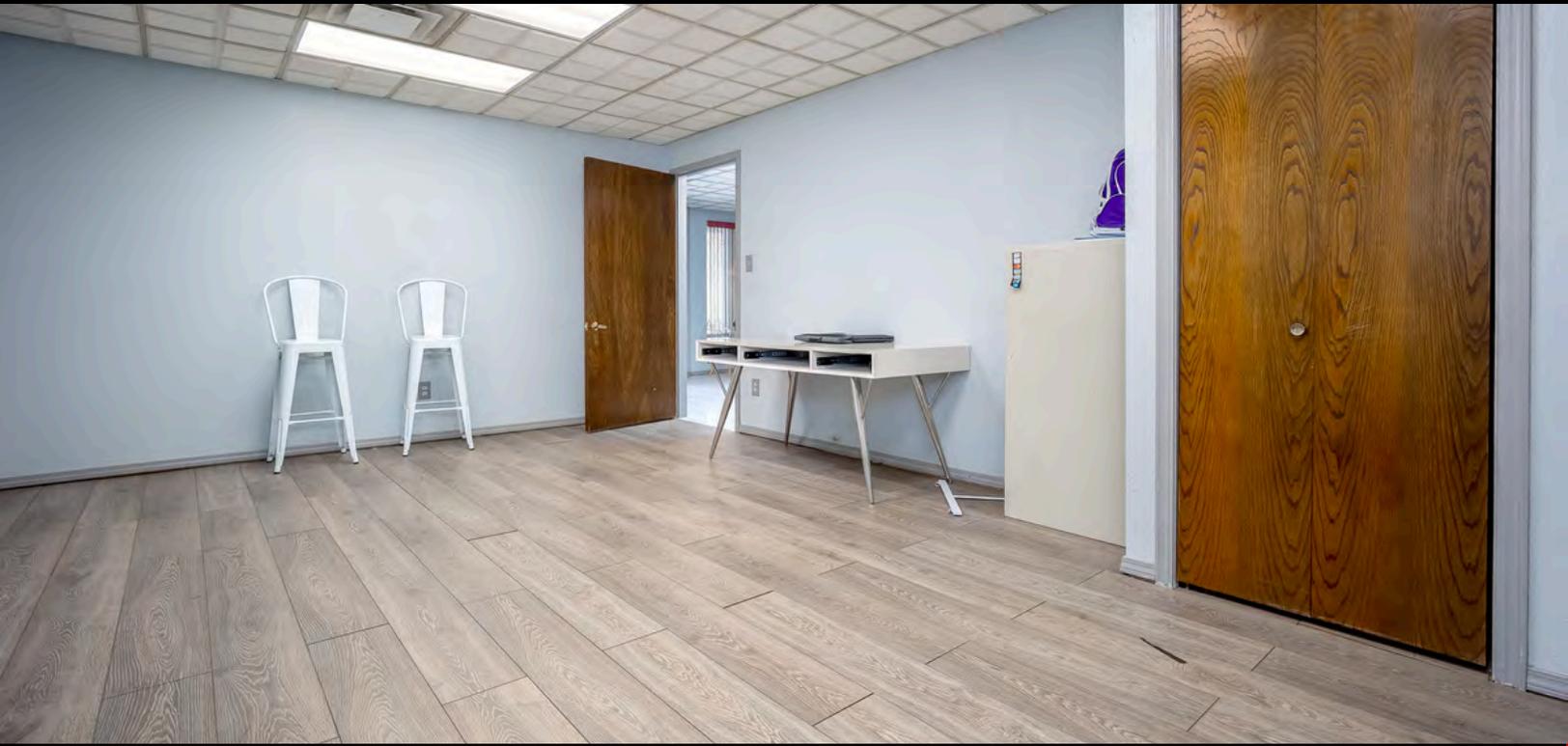
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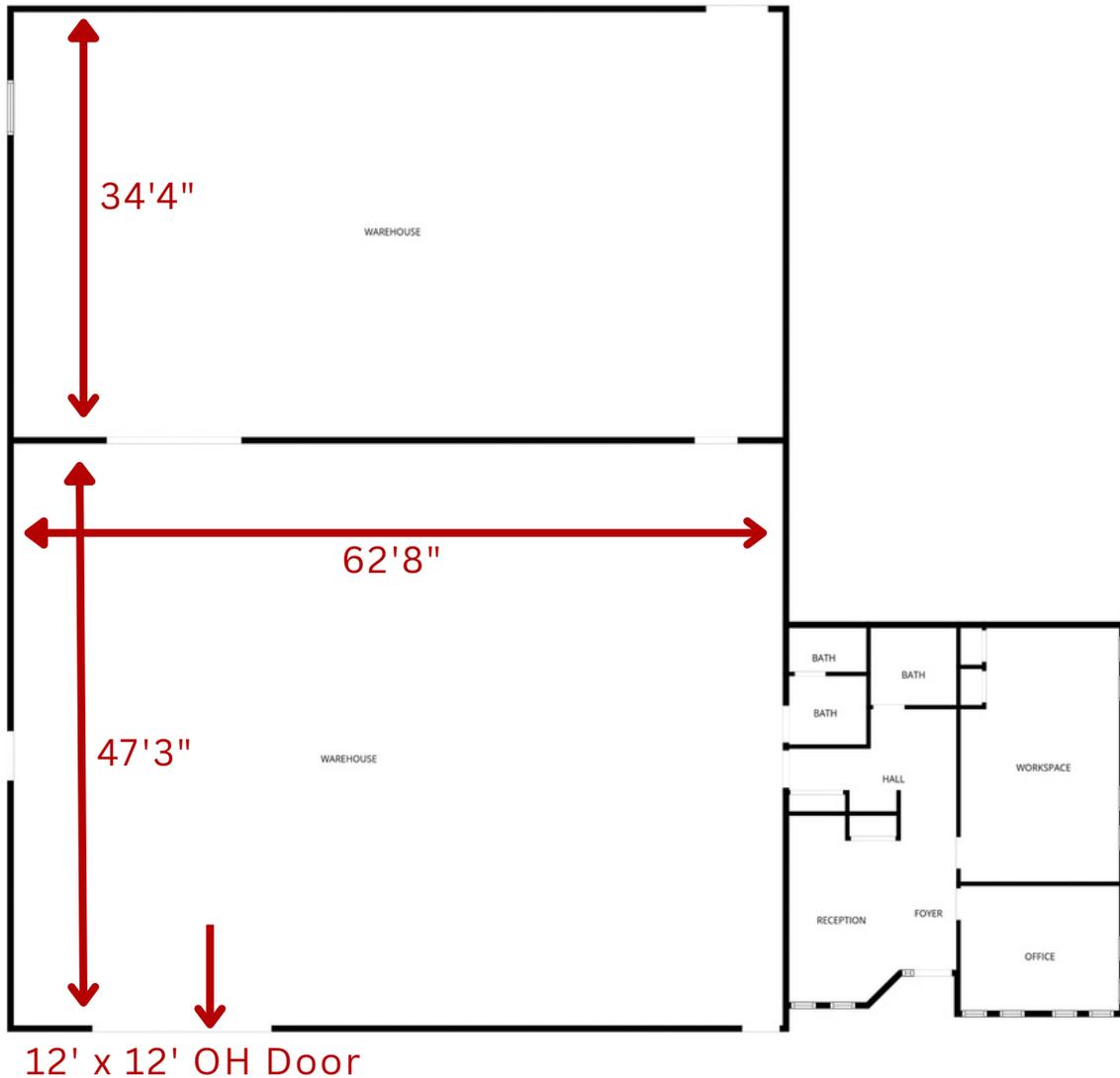
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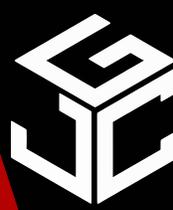


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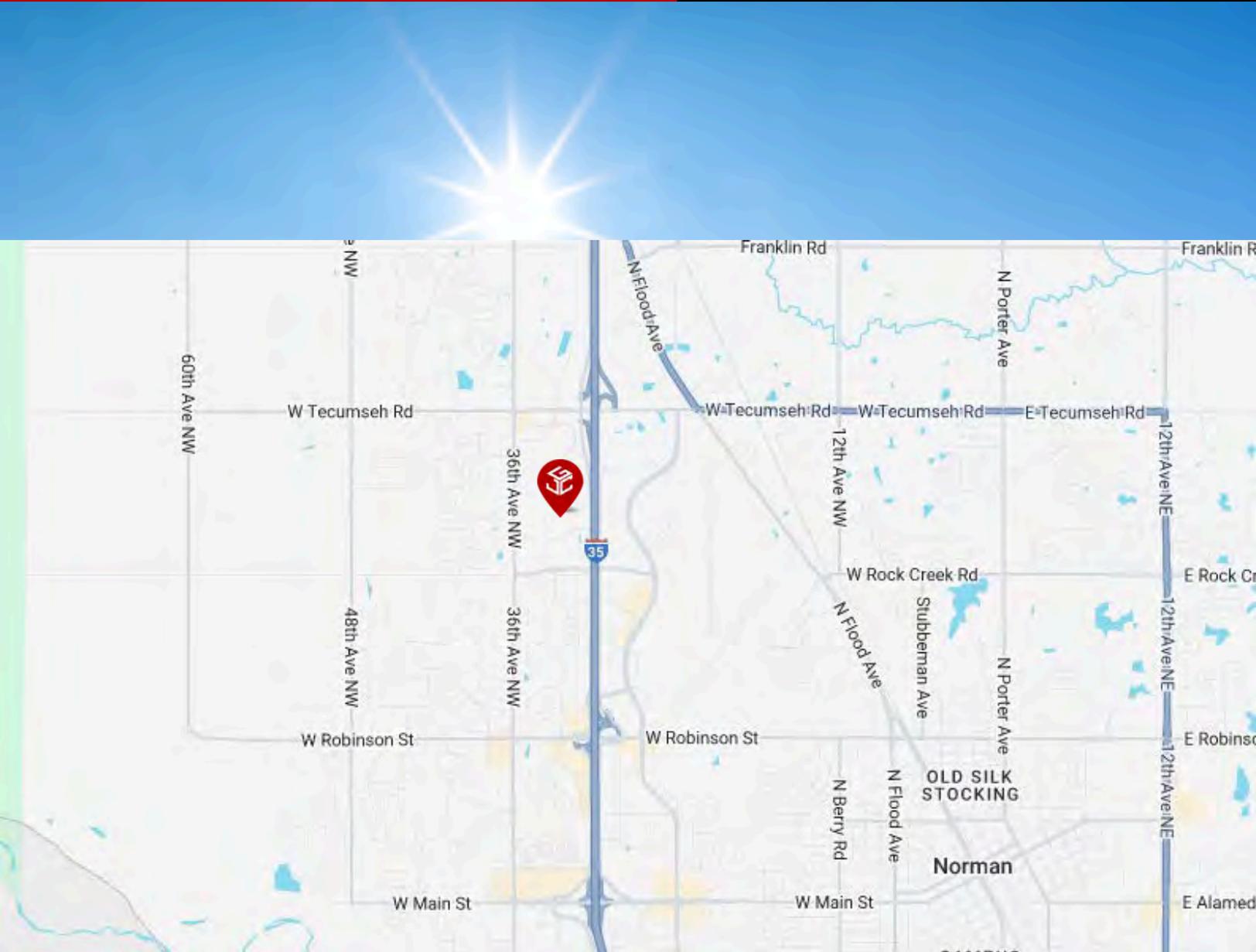
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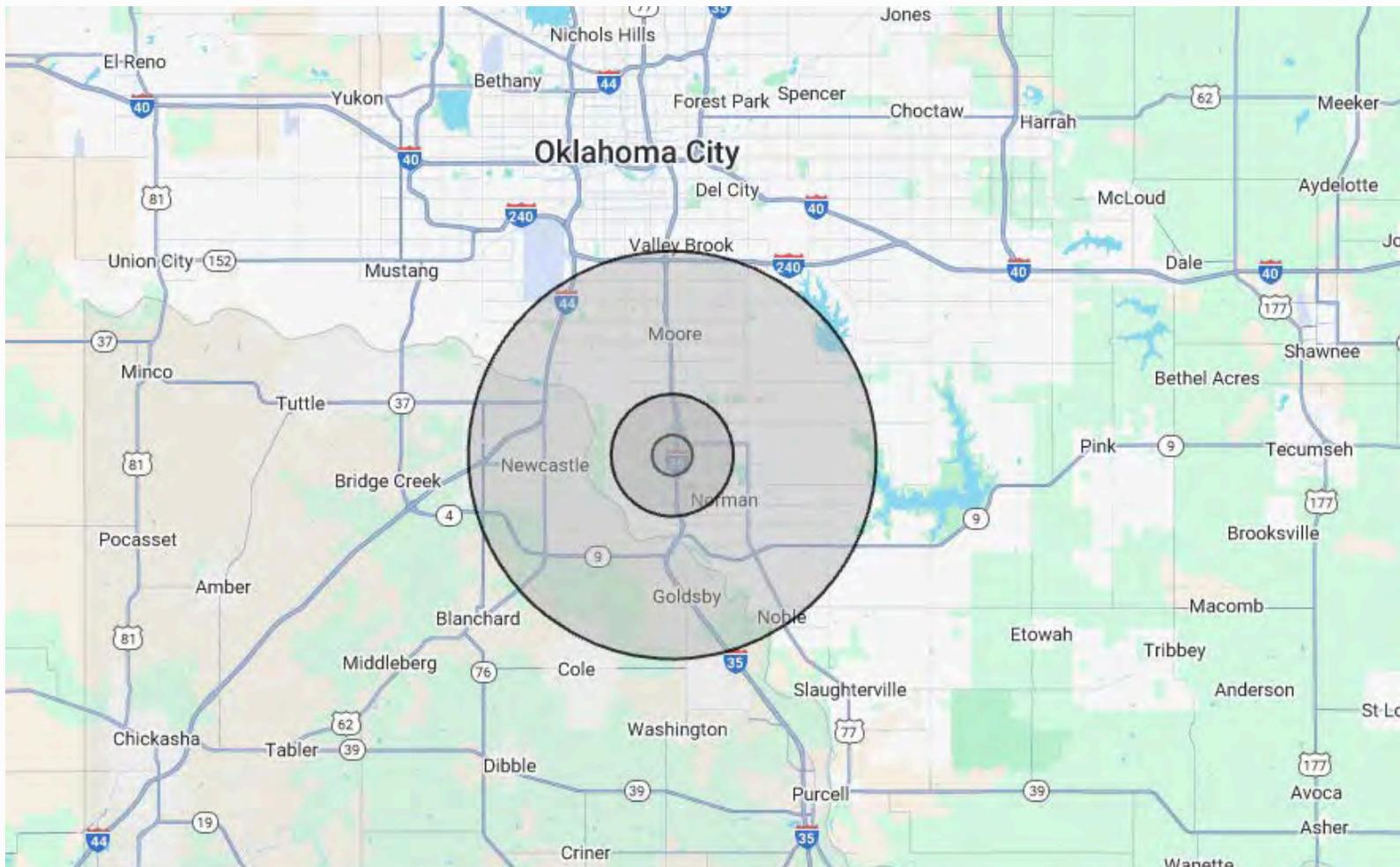
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Demographics

1 MILE

3 MILE

10 MILE

Population	6,540	43,234	298,863
Average Age	38	39	35
Employment	4,532	24,967	129,956
Households	2,929	17,939	115,927
Ave. Household Income	\$92,215	\$96,504	\$83,576
Median Household Income	\$68,526	\$72,657	\$65,833

Demographic data provided by CoStar

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