



## COMMERCIAL PROPERTY FOR SALE

Offering functionality and flexibility, this property includes approximately 1,400 square feet of air conditioned office with a welcoming reception area, 6 private offices, two bathrooms, and a conference room, paired with approximately 6,000 square feet of warehouse space featuring a 10 ft overhead door. Set on 0.41 acres near N. Flood Avenue in Norman, OK. This location provides quick access to I-35 and Max Westheimer Airport. Zoned I-1 for light industrial use, the building accommodates a variety of business types. A new TPO roof was installed in the Spring of 2022.

- ✓ Industrial, Mixed Use
- ✓ 7,400 square feet
- ✓ 0.410 acres
- ✓ Flex warehouse
- ✓ Built in 1973
- ✓ I-1 zoning

## SCHEDULE A SHOWING



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