

1006 N. UNIVERSITY BOULEVARD
NORMAN, OK 73069



Industrial Warehouse For Lease

8,476 SF on 0.56 Acres MOL

Lease Price: \$9.00/SF/NNN

NAIRED COMMERCIAL
REAL ESTATE

405.840.0600 | NAIRED.COM

AMIR SHAMS
405.313.0333
AMIR@NAIRED.COM



PROPERTY OVERVIEW

TOTAL SF	8,476 SF +/-
LOT SIZE	0.56 ACRES +/-
ZONING	I-1
YARD	FENCED
CEILING HEIGHT	14'
POWER	3 PHASE
DOORS	(1) DOCK HIGH (2) 12' x 12' GRADE LEVEL

- Modernized Office Space in Progress
- Secured Yard with Approved Outside Storage
- Private & Secure Infill Industrial Location
- 2,000 SF Office
- Small Fenced Yard
- Located on the N.W. Corner of University Boulevard & W. Hughbert Street

DEMOGRAPHICS



POPULATION

1 MILE: 11,550
3 MILES: 87,853
5 MILES: 124,369



AVERAGE HOUSEHOLD INCOME

1 MILE: \$56,059
3 MILES: \$72,698
5 MILES: \$78,676



TOTAL HOUSEHOLDS

1 MILE: 5,071
3 MILES: 34,877
5 MILES: 49,496



0.90 MILES FROM US-77
2.8 MILES FROM I-35

1006 N. UNIVERSITY BOULEVARD



1006 N. UNIVERSITY BOULEVARD AERIAL

