

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

**NAI RED** 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

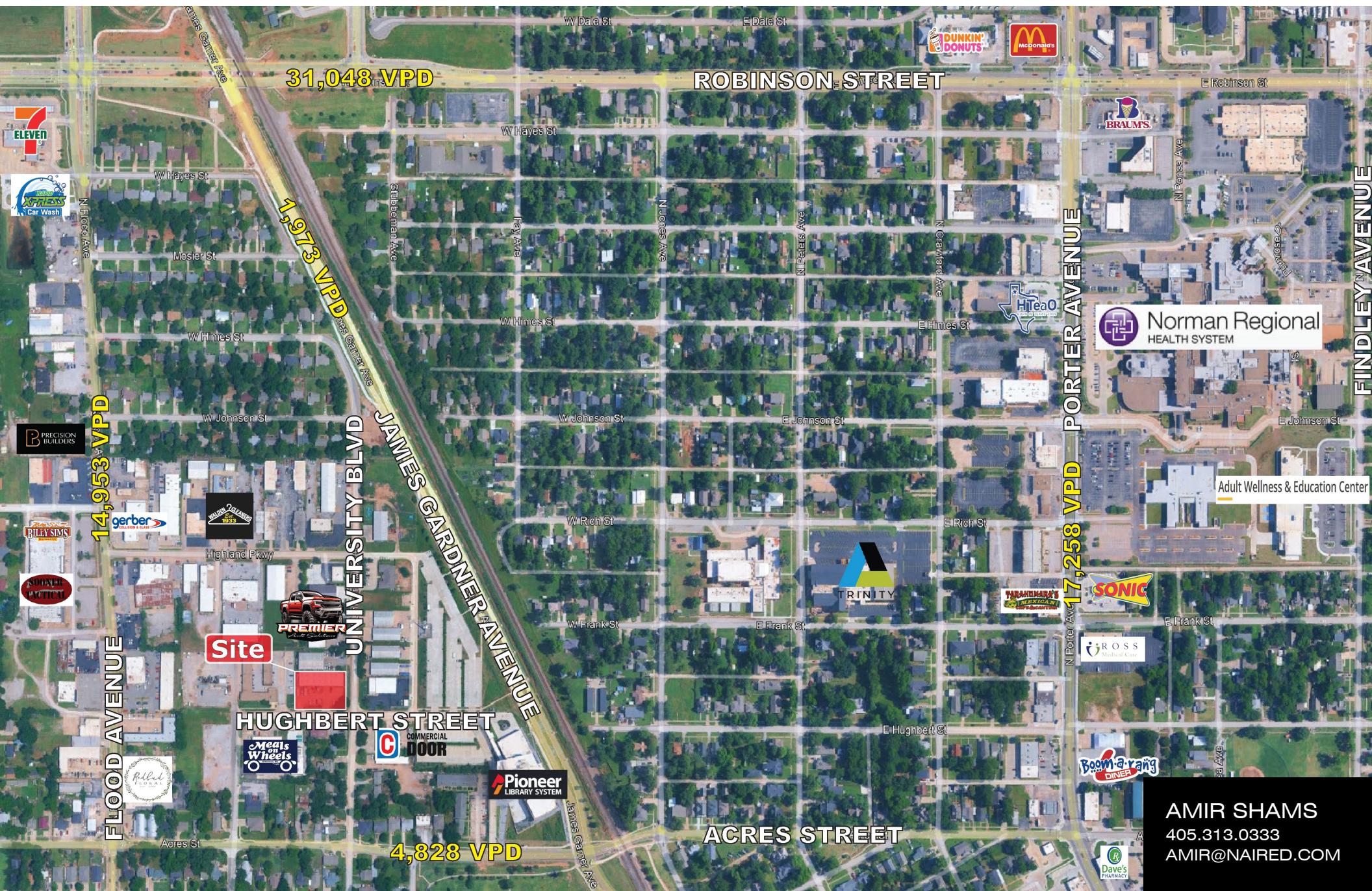


0.90 MILES FROM US-77  
 2.8 MILES FROM I-35

# 1006 N. UNIVERSITY BOULEVARD



# 1006 N. UNIVERSITY BOULEVARD AERIAL



No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and the same is submitted subject to errors, omissions, change of price, rental or other conditions, prior to sale, lease, or financing, or withdrawal without notice, and of any special listing conditions imposed by our principals no warranties or representations are made as to the condition of the property or any hazards contained therein are any to be implied.