

Warehouse for Sale or Lease

4204 28th Ave. NW
Norman, OK 73069



PROPERTY INFORMATION:

Address:	4204 28 th Ave. NW.
City/State/Zip	Norman, OK 73069
Building Size SF:	15,575 sf
Total Units:	8 @ 1,950 sf each +/-
Unit Dimensions:	25' x 75' approx.
Overhead Doors:	12' x 14' each unit.
Combine Units:	Yes
Bathrooms/Heater:	Yes: one per unit
Ceiling Height:	23' at entry - 21' at rear
Lot Size:	3.1 acres
Office:	yes (1) per unit
Year Built:	2021
Lease Rate:	\$9.50 + NNN

PROPERTY DESCRIPTION

MEDICAL MARIJUANA GROWERS: Building "B" – is 15,575 sf warehouse. Originally built to have eight (8) individual units @ 1,950 sf each, but the inside was configured for a marijuana grow tenant who never moved in. The original design of 8 individual units @ 1,950 sf. can be restored with 12' x 14' grade level OHD's and 1 bathroom each unit. You can combine units, or lease just one individual unit. You can gut the inside and lease all 15,575 sf, OR A MARIJUANA GROWER can walk right in and turn on the lights. There are 2000 AMPS with 480 Volts – 3 Phase electricity with 17 HVAC units already installed @ 10 tons each. OG&E electricity. The entire property is fenced with an electronic security gate at the street.

LOCATION

Fronts on I-35 (east side)

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Total Households	3,424	16,000	40,982
Total Population	8,796	39,504	104,977
Average HH Income	\$133,464	\$96,925	\$80,842

CONTACT:

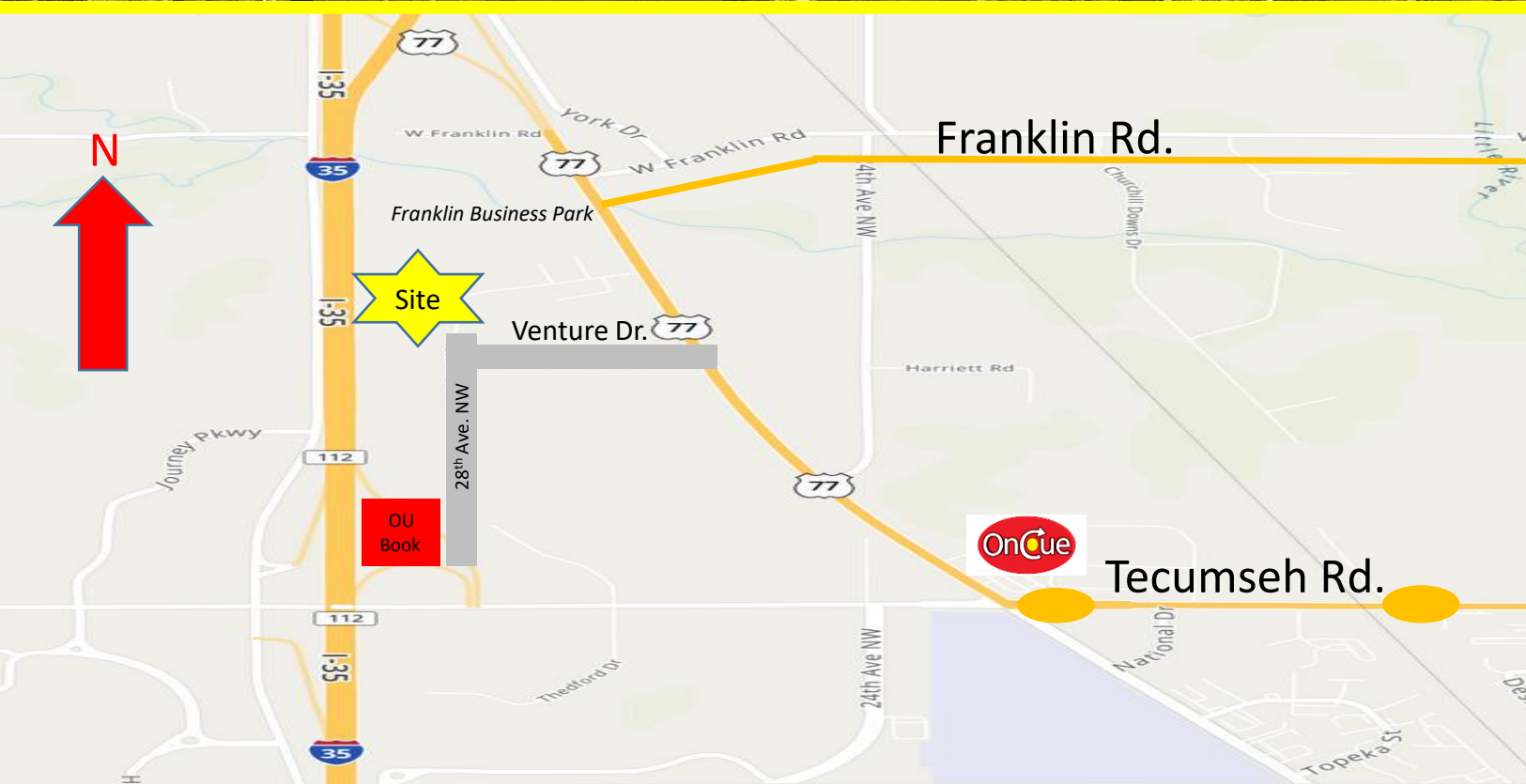
Scott Heiple, CCIM | Owner – Managing Broker
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Location Map



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