

AN INDUSTRIAL LEASE OPPORTUNITY

3225 N FLOOD AVE

NORMAN, OK 73069





OFFERING SUMMARY

Available SF:	7,360 SF
Office:	2,560 SF
Warehouse:	4,800 SF
Lease Rate (Monthly):	\$5,775 + NNN
CAM:	\$200/mo.
Taxes (2023):	\$500/mo.
Insurance (2023):	\$440/mo.
Lot Size:	0.69 Acres
Year Built:	2006
Zoning:	I-1

PROPERTY HIGHLIGHTS

- Located in a High Traffic Area with Frontage on N Flood Ave - South of W Tecumseh Rd & North of W Robinson St
- Office Area (2,560 SF): 5 Offices, Conference Room, Kitchen and Break Room, ADA Restroom (includes HVAC)
- Adjoining Warehouse (4,800 SF): One 10' x 12' Overhead Door, Mezzanine with Storage Area (880 SF), Below Ground Storm Shelter, ADA Restroom
- On-Site Parking in Front of Building (11 Spaces) | Property is Landscaped
- Traffic Counts (vehicles/day): N Flood Ave - 23,275 | W Tecumseh Rd - 18,876

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	932	17,837	49,814
Total Population	2,487	44,074	128,487
Average HH Income	\$121,717	\$104,766	\$91,894

JUDY J. HATFIELD, CCIM

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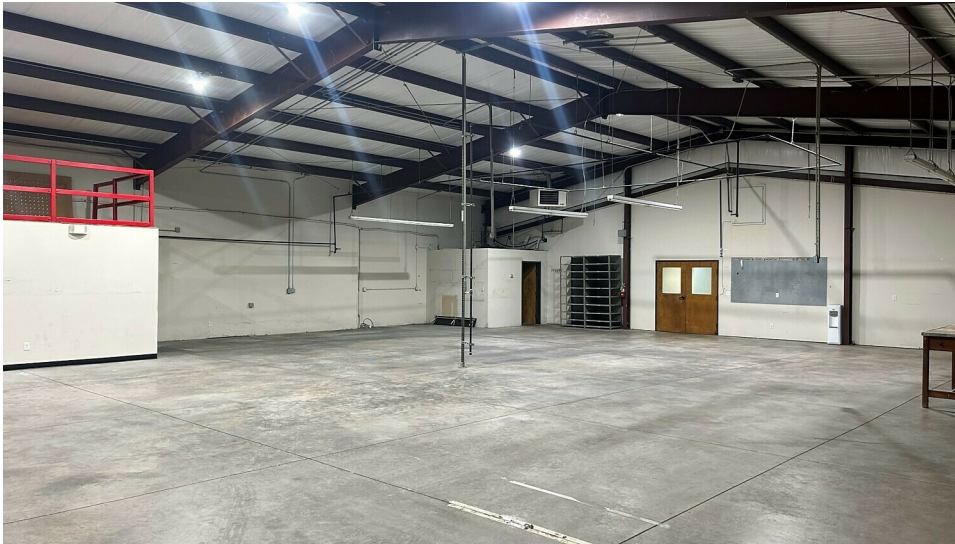




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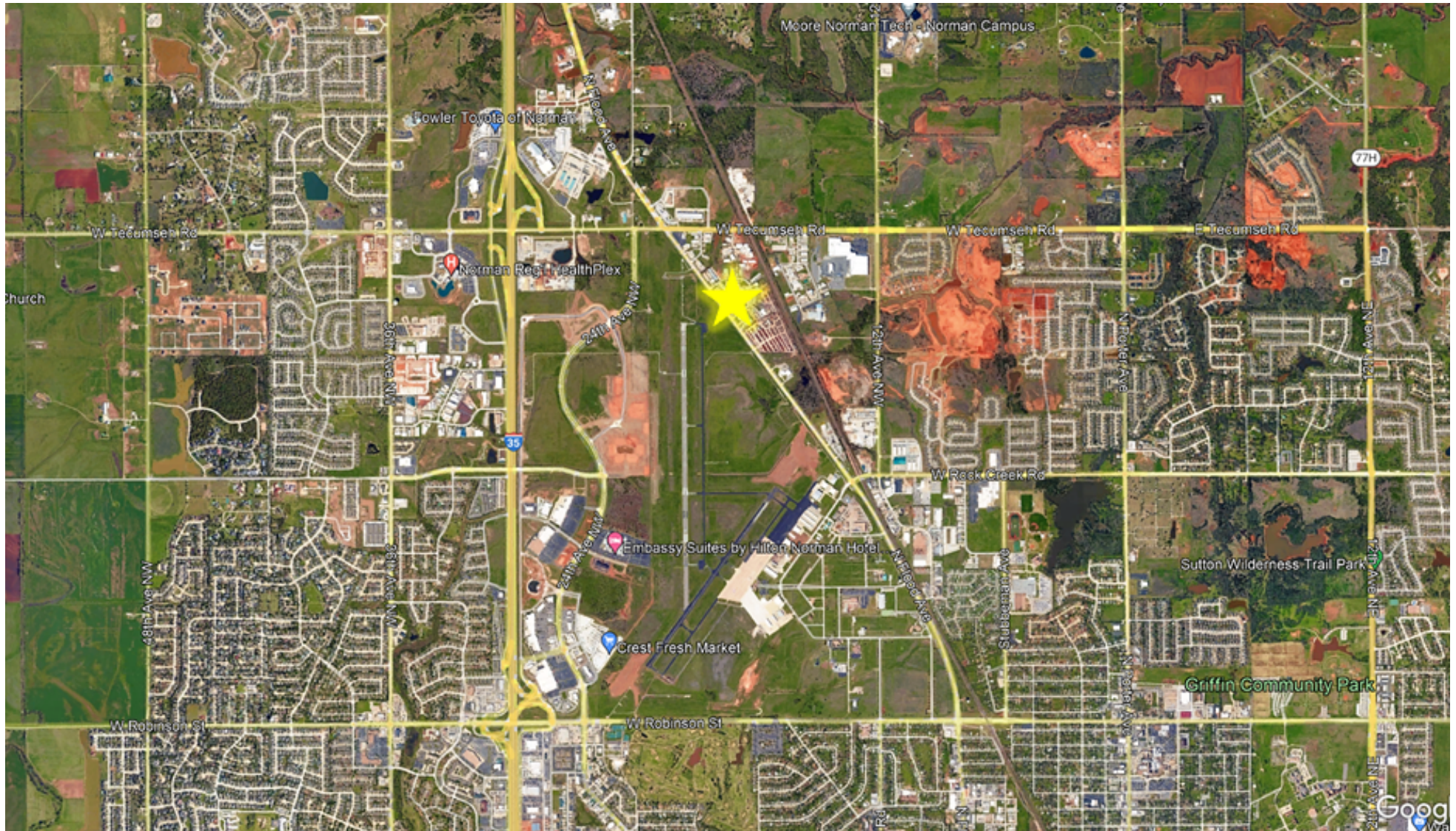
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