

INDUSTRIAL BUILDING FOR SALE OR LEASE

2601 VENTURE DRIVE

NORMAN, OK 73069





OFFERING SUMMARY

Sale Price:	\$3,945,630
Lease Rate:	\$10.75/SF NNN
Insurance (2023):	\$30,260
Taxes (2023):	\$52,834
Building Size:	30,351 SF
Office:	8,900 SF
Warehouse:	21,451 SF
Lot Size:	2.87 Acres
Year Built/Renovated:	1999 / 2014
Ceiling Height:	20 FT
Parking:	25 Spaces
Zoning:	I-2 (Heavy Industrial)

PROPERTY HIGHLIGHTS

- Industrial Building For Sale or Lease - Located in North Norman with Frontage on N Flood (Available March 1, 2024)
- Less than 1 Mile from I-35 - Convenient to Norman, Moore, and the OKC Metro
- Traffic Counts (vehicles/day): N Flood Ave - 26,050 | I-35 - 85,772 | W Tecumseh Rd - 17,511
- High-Quality Concrete Tilt-Up Construction | Fully Sprinklered Building
- 1,300KVA Electrical Capacity | HVAC Contractor - AccuTemp
- Office Area (8,900 SF): 19 Offices, Conference Room, Break Room/Kitchen Area, Server Room, Restroom
- Warehouse (Bay 1): Fully Air Conditioned with New 10-Ton Unit
- Warehouse (Bay 2): Two (2) Overhead Doors (14 FT), Men's & Women's Locker Rooms, Restrooms, and Showers
- Warehouse (Bay 3): Two (2) Sunken Dock-High Doors with Levelers
- Warehouse (Bay 4): One (1) Overhead Ground-Level Door, Climate Controlled Offices, Suction System Piping (Outdoor System to be Removed)
- The Modular Interior Buildings in Bays 1-2 will Remain | All Cranes to be Removed when the Current Tenant Vacates

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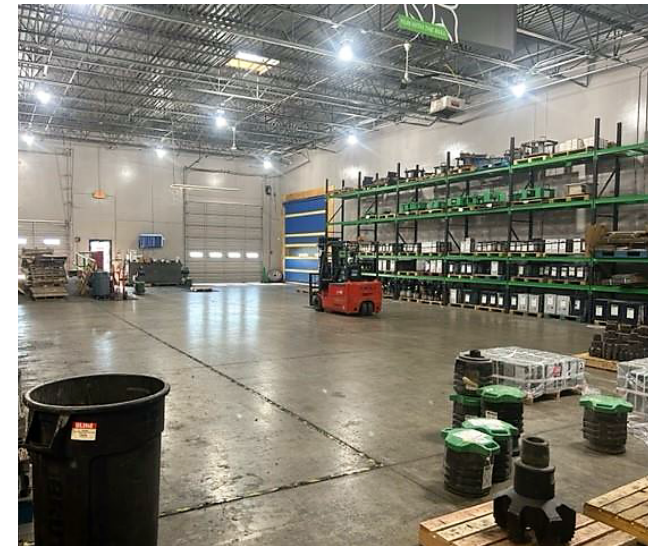
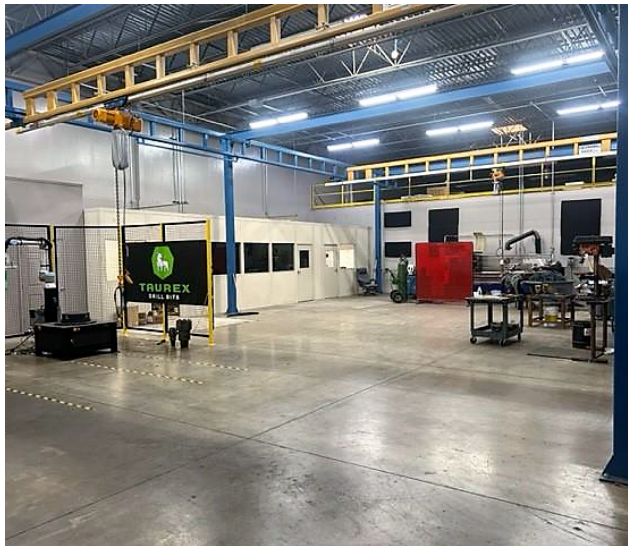
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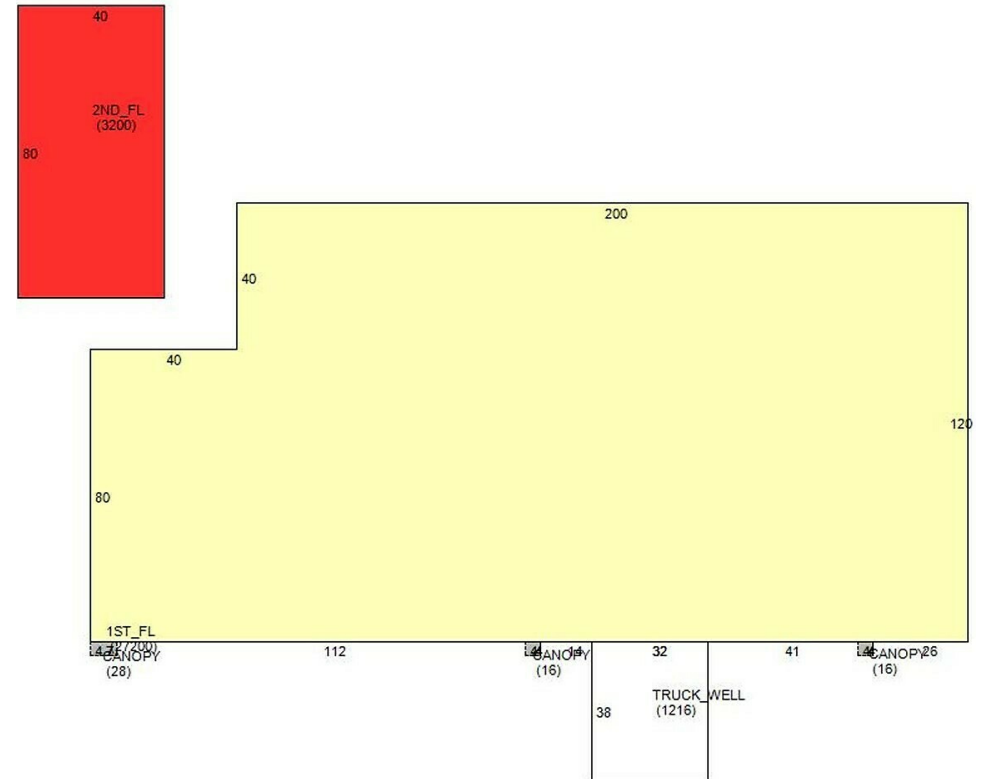
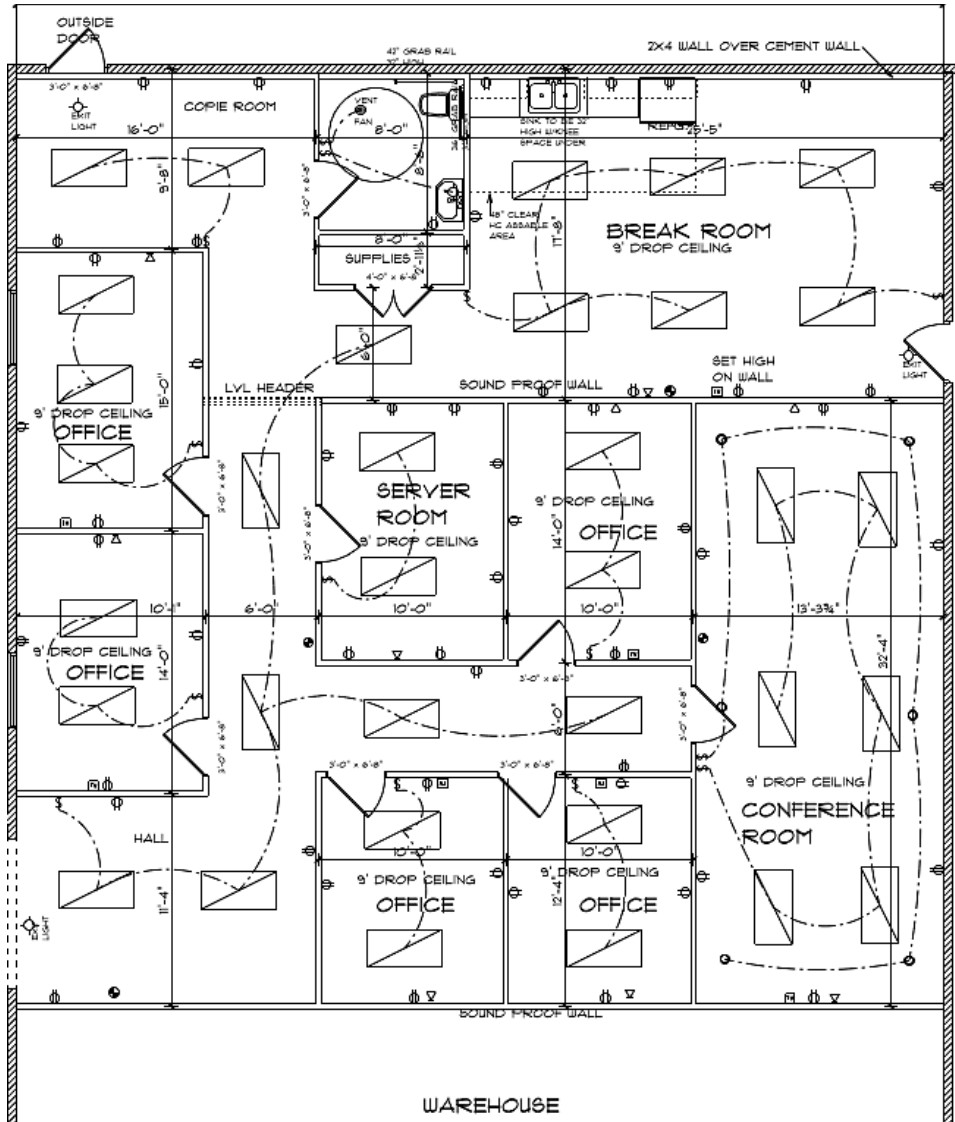
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