Executive Summary



Details

Lease Rate:	$8.50 SF/yr (MG)
Number of Units:	1
Available SF:	7,400 SF
Lot Size:	17,094 SF
Building Size:	7,400 SF

Overview

Flexible industrial leasing opportunity at 1831 Industrial Boulevard in Norman, featuring 1,400 SF of climate controlled office and a single-story warehouse/distribution building designed to support a range of operational needs. The property offers 7,400 square feet with I-2 zoning, one grade-level door, and a 10-foot clear height, making it well suited for warehousing, light industrial, storage, or distribution uses.

Built in 1973, this Class C facility provides a functional layout for tenants seeking practical industrial space with negotiable lease terms. With its straightforward configuration and warehouse-focused design, the property presents an efficient option for businesses looking to establish or expand their industrial footprint.

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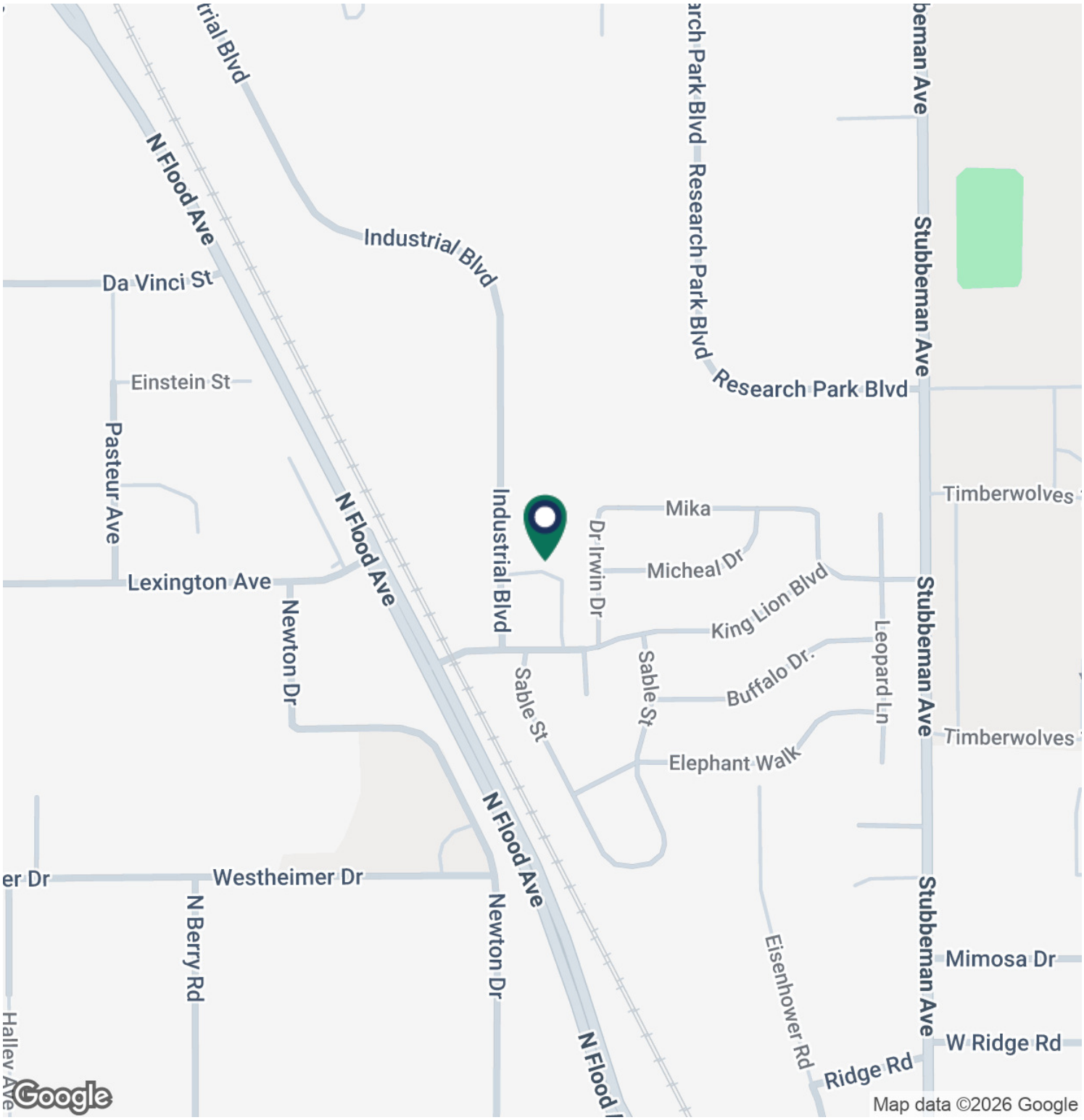
Additional Photos





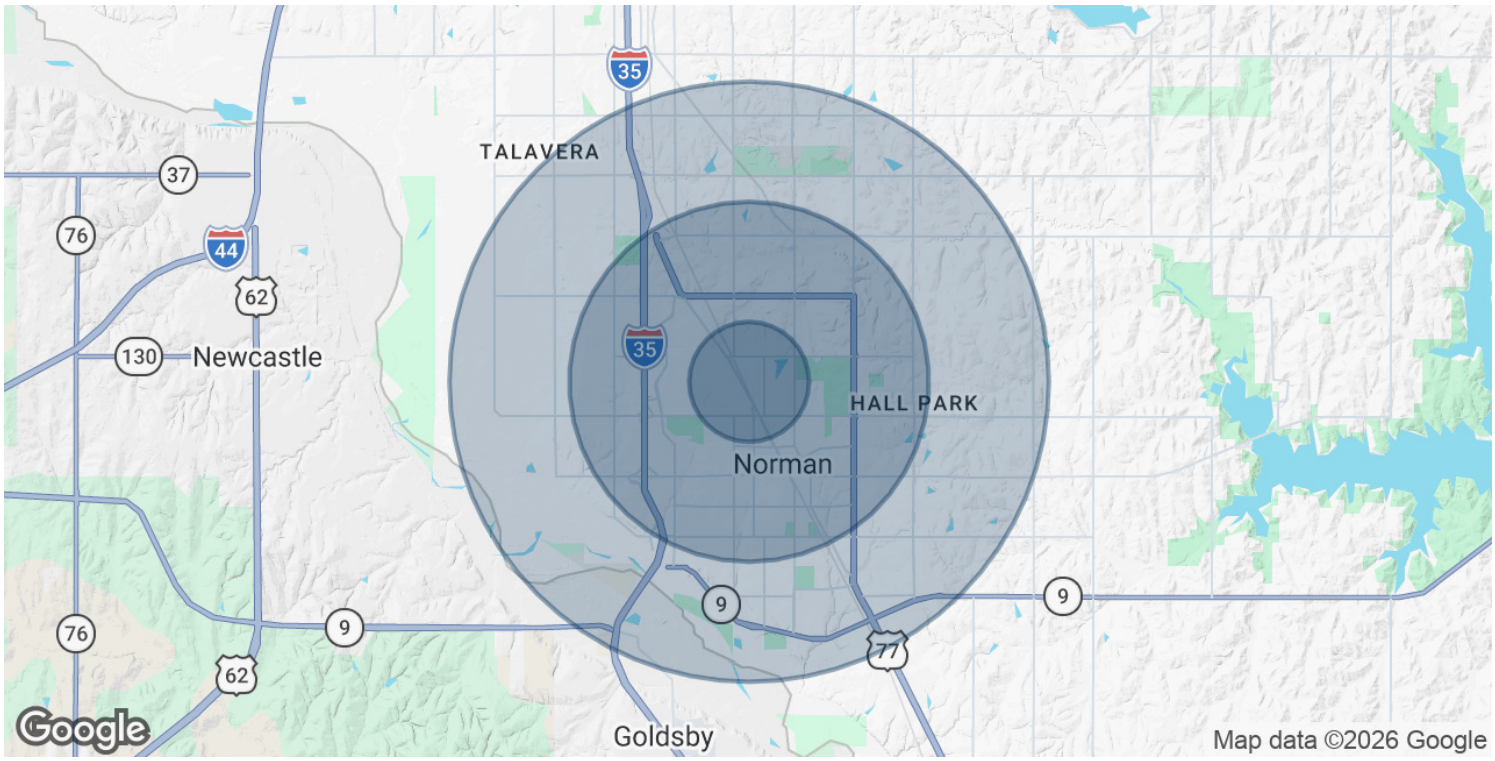
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Location Map



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Demographics Map & Report



Population	1 Mile	3 Miles	5 Miles
Total Population	6,957	66,524	120,155
Average Age	34.1	35.0	34.4
Average Age (Male)	33.6	33.9	33.7
Average Age (Female)	36.4	36.6	35.3

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	2,836	26,585	47,529
# of Persons per HH	2.5	2.5	2.5
Average HH Income	$79,949	$85,999	$91,122
Average House Value	$191,856	$268,321	$275,842

2023 American Community Survey (ACS)

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