

Executive Summary



- 7,350 SF office/warehouse
- Four private offices, conference room and lobby
- Two restrooms (one office, one warehouse)
- Three grade-level overhead doors [12' x 10']
- [11.5'] clear height
- Open warehouse floor, LED lighting, gas heat
- I-2 Zoning
- Gated, Fenced Yard Space

Details

Lease Rate:	\$9.75 SF/yr (NNN)
Available Units:	1
Available SF:	7,350 SF
Lot Size:	0.54 AC
Total Building Size:	9,142 SF
Renovated:	2026

Overview

1835 Industrial Blvd offers 7,350 SF of office/warehouse space in Norman's established north-central industrial district. The space pairs a fully built-out front office with an open warehouse, making it a strong fit for contractors, service companies, light manufacturers and distribution users who want operations and administration under one roof.

The office area includes a lobby, four private offices, a conference room and a restroom. The warehouse features three (3) grade-level overhead doors (12' x 10'), with 11.5' clear height, an open floor with no interior columns, LED lighting, gas heat, a second restroom and a separate storage room.

The property is zoned I-2 and sits just east of N Flood Avenue (US-77), directly across from Max Westheimer Airport, with I-35 roughly 2.5 miles away via Robinson Street. Tenants can reach Norman, Moore and the south Oklahoma City metro quickly from a single location.

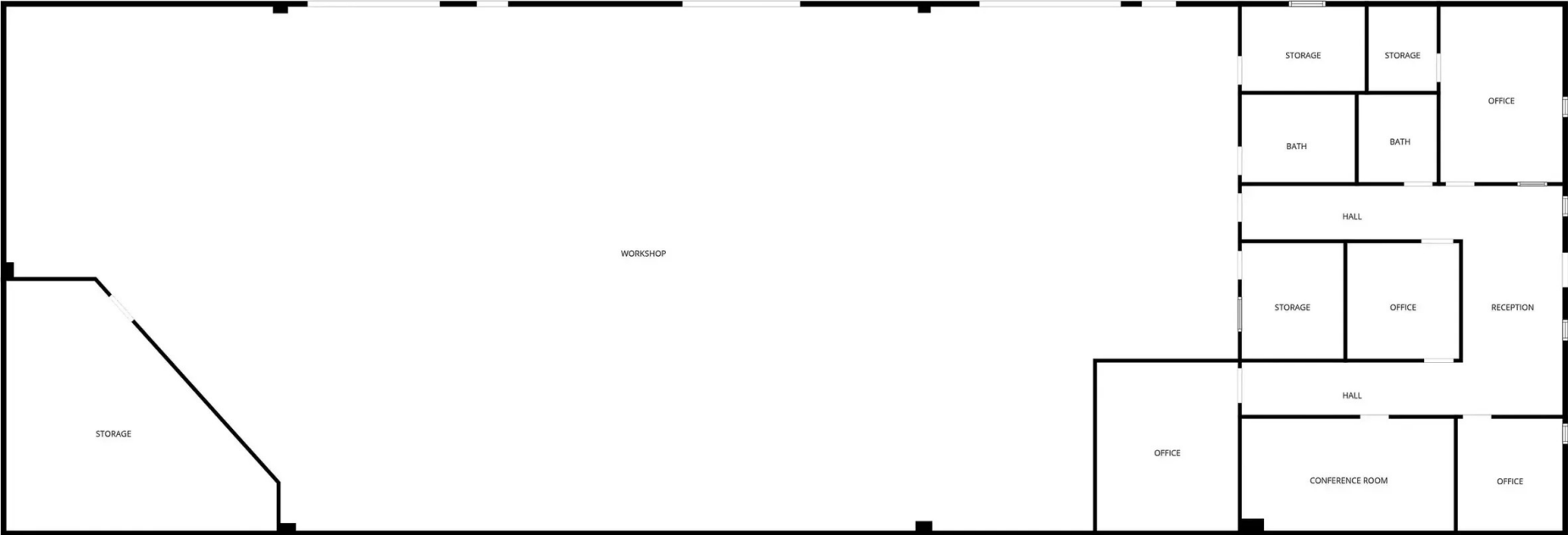
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Additional Photos



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Space Plan

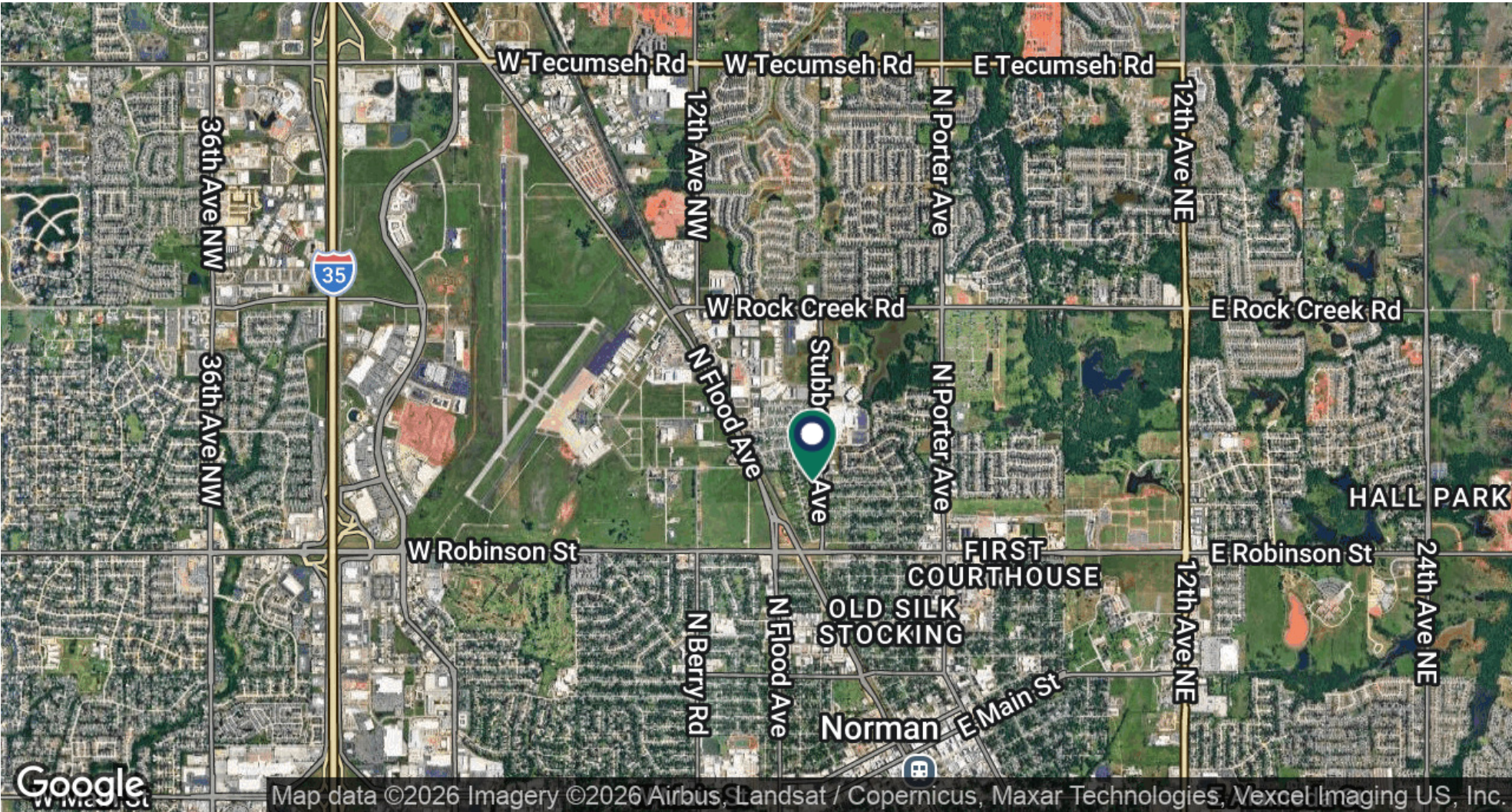


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1835 INDUSTRIAL BLVD
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Location Map

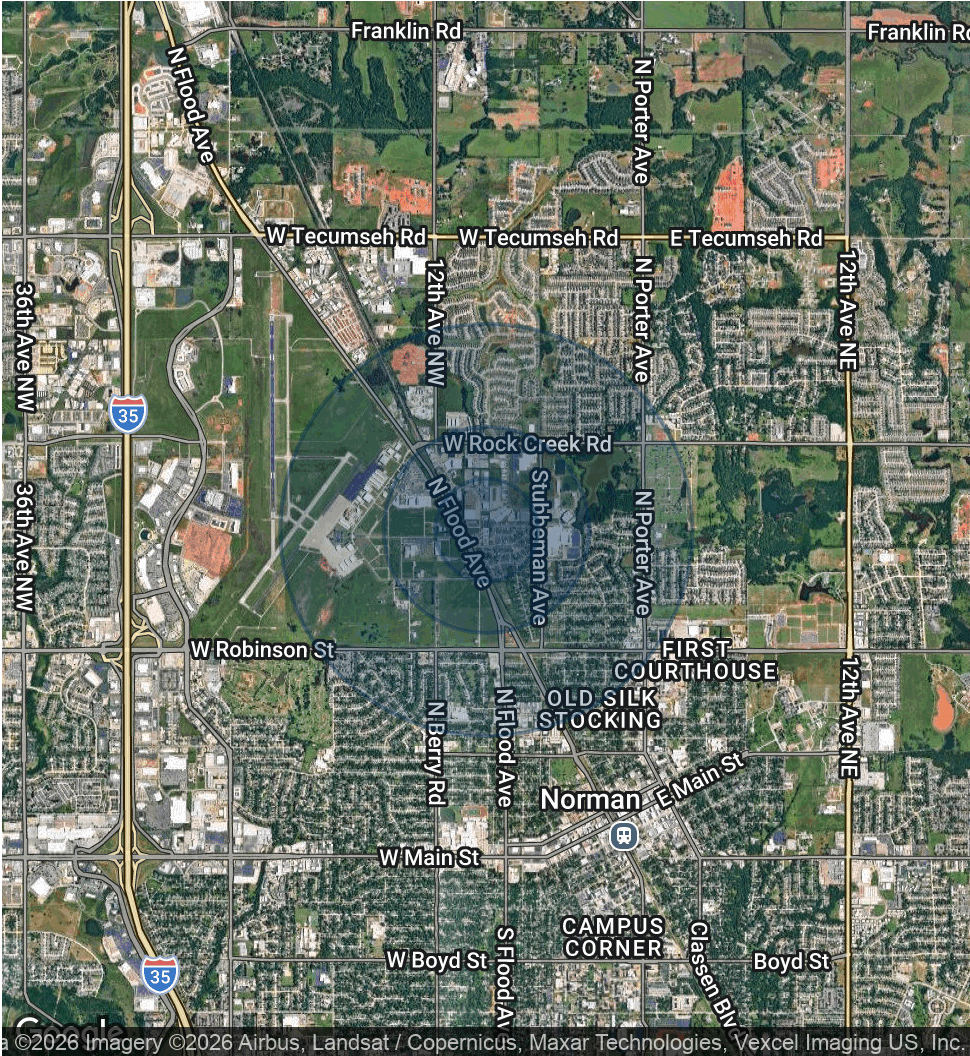


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Demographics Map & Report

Population	0.25 Miles	0.5 Miles	1 Mile
Total Population	392	1,422	6,944
Average Age	25.0	26.4	34.1
Average Age (Male)	24.5	26.0	33.6
Average Age (Female)	31.2	31.6	36.3
Households & Income	0.25 Miles	0.5 Miles	1 Mile
Total Households	125	478	2,825
# of Persons per HH	3.1	3.0	2.5
Average HH Income	\$66,676	\$68,945	\$80,904
Average House Value	\$111,108	\$133,059	\$194,124

2023 American Community Survey (ACS)



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