

1707 TOPEKA DRIVE  
NORMAN, OK 73069

Industrial Building For Sale or Lease

4,000 RSF on 1.59 Acres MOL

\$835,000

\$5,500/Month + NNN



**NAIRED**

COMMERCIAL  
REAL ESTATE

**NAIRED**

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## EXECUTIVE SUMMARY

Newly renovated flex space is perfect for businesses that need fresh office space, a shop area with 2 drive-thru bays, with two large outdoor storage or display areas. 1707 Topeka Drive in Norman is newly renovated with 2,000 SF of office space, 2,000 SF of shop space and approximately 1 acre of fenced yard space. Previously the home of a roofing company, and prior to that, a recreational vehicle service and equipment business. Conveniently located in the heart of north Norman's industrial corridor and near I-35, 1707 Topeka Drive is the perfect spot for your growing business.

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## PROPERTY HIGHLIGHTS

- 4,000 SF Newly Renovated
- Approximately 1 Acre Outdoor Storage/Display Area
- Fenced Lot
- 2,000 SF Shop Space
- 2,000 SF of Updated Office Space
- (4) 14' Drive-Thru Overhead Doors
- 16' Clear Height
- 3 Phase, High Power
- Zoned: I-1, Light Industrial

## LOCATION HIGHLIGHTS

- Easy Access to I-35
- Near Max Westheimer Airport
- Near University North Park
- Located in North Norman Industrial Corridor

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