



PROPERTY DESCRIPTION

This well-positioned industrial property offers a versatile owner/user opportunity in the growing Newcastle market, just minutes from Hwy 9 and I-35 for quick and convenient regional access. The site is ideally suited for light industrial, warehouse, or specialized operational uses requiring both indoor and outdoor functionality.

The property features a 7,100 SF climate-controlled metal building with office space, complemented by two existing greenhouses and a concrete pad ready for a third greenhouse, making it especially attractive for agricultural, horticultural, or specialty production users.

Situated on a fully fenced 1.5-acre lot, the site provides security, ample yard space, and operational flexibility.

This property presents a unique opportunity for users seeking a combination of warehouse, office, and greenhouse capabilities with excellent highway access in a growing submarket.

PROPERTY HIGHLIGHTS

- 7,100 SF climate-controlled warehouse/office building
- Two greenhouses + concrete pad for future expansion
- Zoned 1-R (Light Industrial Use) allowing for variety of uses
- Fully fenced 1.5-acre site with functional yard space
- 12' overhead (grade-level) door for easy loading access
- Convenient access to Hwy 9 & I-35 – ideal for distribution and logistics
- Owner / User opportunity with expansion potential

OFFERING SUMMARY

Sale Price:	\$795,000
Lot Size:	1.5 Acres
Building Size:	7,100 SF

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5012 Southeast 44th Street, Norman, OK 73072

FOR SALE

\$795,000



PROPERTY DETAILS

- **Property Type:** Industrial
- **Subtype:** Warehouse
- **Building Size:** 7,100 SF
- **Year Built:** 2000
- **Building Class:** C
- **Stories:** 1 Clear
- **Height:** 16'
- **Lot Size:** 1.50 Acres
- **Tenancy:** Single
- **Drive-In Doors:** 1 (Grade-Level)
- **Parking Ratio:** 0.85 / 1,000 SF
- **Zoning:** 1-R – Light Industrial



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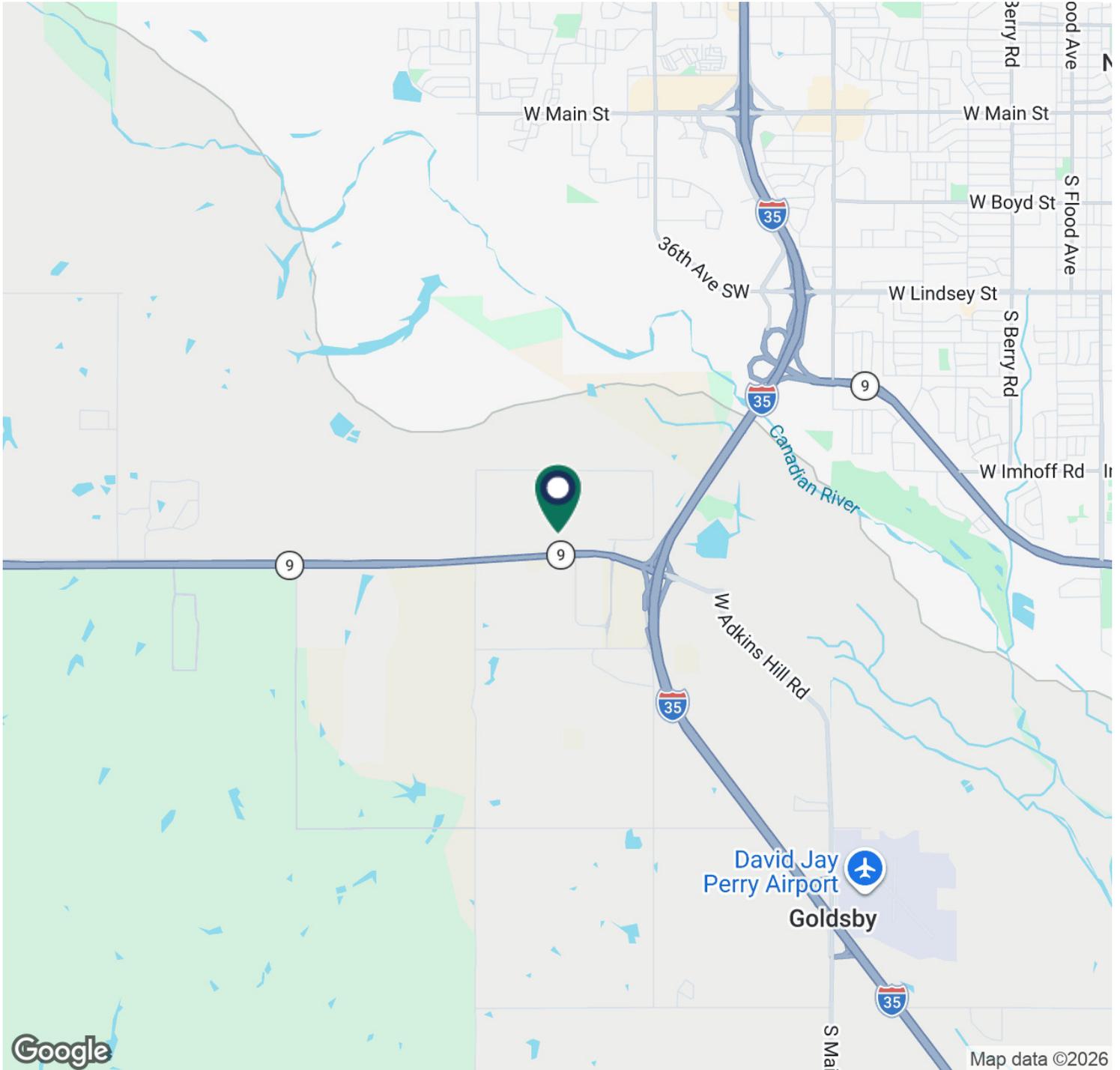
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	539	23,110	78,709
Average Age	39.0	39.5	34.4
Average Age (Male)	35.3	37.0	32.8
Average Age (Female)	41.8	41.6	36.2
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	181	10,128	31,393
# of Persons per HH	3.0	2.3	2.5
Average HH Income	\$153,475	\$100,488	\$90,797
Average House Value	\$429,950	\$294,764	\$294,392
<i>2023 American Community Survey (ACS)</i>			<i>03202026</i>

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