

# 5649 & 5725 HUETTNER COURT NORMAN, OK 73069

Industrial Building For Sale  
24,920 SF on 0.95 Acres MOL  
\$1,700,000  
100% Occupied

# REED

COMMERCIAL  
REAL ESTATE



# NAIRED

405.840.0600  
NAIRED.COM

MATTHEW PIERCE  
405.203.3636  
MATT@NAIRED.COM

CADE FLESNER  
760.889.2305  
CADE@NAIRED.COM



## PROPERTY HIGHLIGHTS

- \$127,200 NOI
- Single Tenant Double Net Lease
- Tenant Pays Property Taxes, Utilities & CAM
- Lease Extends Through February 2027
- Rent Increases 3-1-2026 to \$11.236/Month Through 2-28-2027
- Five Year Option to Renew
- Zoned: I-1
- Built: 2007
- Parking Ratio: 1.85/1,000 SF

## LOCATION HIGHLIGHTS

- Easy Access to I-35
- Located in North Norman Industrial Corridor

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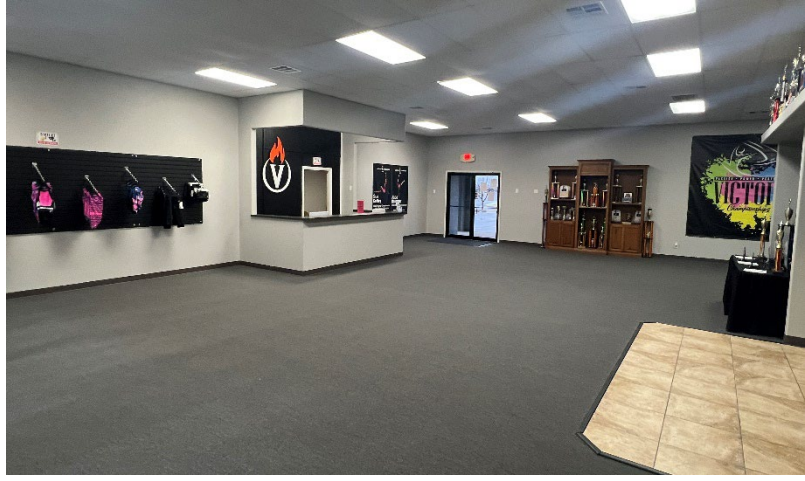
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## DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
POPULATION	2,104	41,286	125,814
AVERAGE HOUSEHOLD INCOME	\$90,628	\$92,611	\$90,656
TOTAL HOUSEHOLDS	845	15,820	48,864

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