

TWO-BUILDING INDUSTRIAL ASSET

# FOR SALE OR LEASE

18718 NE 23rd Street, Harrah, OK



Sound Investment in a Rapidly Developing Industrial Submarket of the OKC Region  
Move-in Ready Facility for a Variety of Businesses with Minimal Retrofit Needed

**TRIC**

# EXCLUSIVELY LISTED BY

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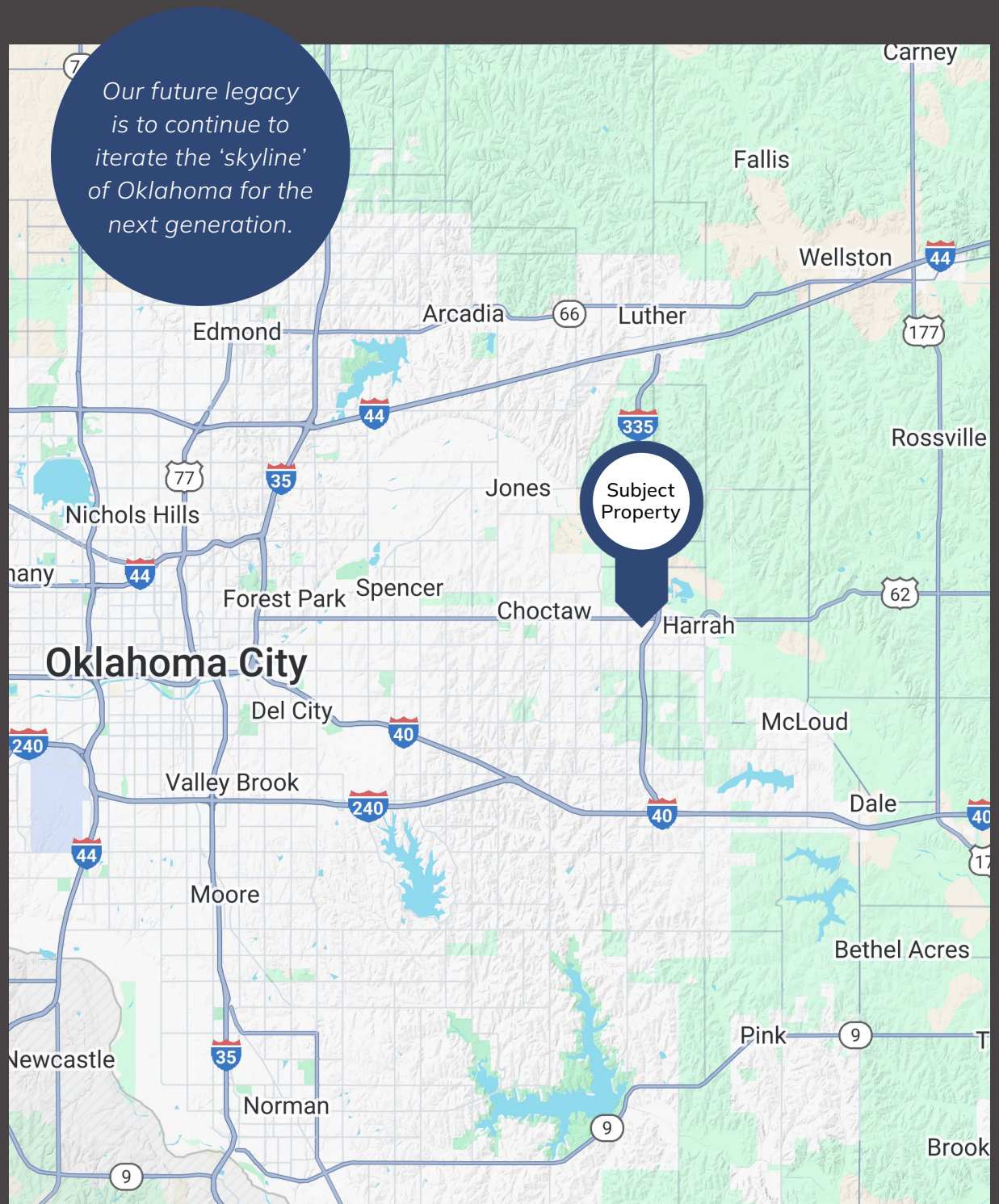
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# EXECUTIVE SUMMARY

18718 NE 23rd Street in Harrah, Oklahoma is a 15,150 SF industrial facility across two red-iron buildings on ~1.77 acres. This property offers a rare combination of warehouse space, available office build-out, and storage yard in eastern Oklahoma County. Available for sale at \$65/SF (\$975,000) or for lease at \$7.75/SF (with \$1.25/SF in NNN charges), the opportunity is flexible for an owner-user or an investor. With its strategic location on a major highway and immediate turnpike access, the property is positioned to capitalize on the eastward expansion of Oklahoma City's industrial and logistics footprint and the increasing demand for quality industrial space.



**\$65/SF**  
FOR SALE

**\$7.75/SF**  
FOR LEASE

*\*with \$1.25/SF in NNN charges*



## Two-Building Industrial Asset

Total of 15,150 SF across Building A (~5,150 SF with about 1,000 office and the remaining SF as storage) and Building B (~10,000 SF warehouse). Buildings constructed in 1982 and 2004, respectively.

## Flexibility for Single or Multiple Users

The two buildings can be occupied or leased individually, enabling an owner-user to occupy one building and lease out the other, or an investor to accommodate multiple tenants. Separate access points and utilities allow independent operation for each building (leasing them separately is a viable option).

## Growing Market & Workforce

Situated in Harrah, one of Oklahoma's fastest-growing cities, with a pro-business environment and access to a strong labor pool. The property benefits from local economic drivers such as Tinker Air Force Base (the nation's largest jet engine maintenance center) just 15 miles to the west, and a regional workforce supported by nearby Eastern Oklahoma County Technology Center training programs.

# EXECUTIVE SUMMARY

## Functional Design

Red-iron steel construction on concrete slab with clear heights of 14' (Bldg A) and 18'(Bldg B). Building A includes ~1,000 SF of office and restrooms to be built out; Building B is clear-span storage/warehouse. A total of 6 grade-level overhead doors (sizes ranging from 10'x10' to 12'x14') support drive-in access for trucks and equipment.

## Land & Site

The property encompasses 77,219 SF of land (~1.77 acres), zoned Commercial. The lot is improved with two standalone warehouse buildings and paved parking/access areas at the front. Behind the buildings is a large yard (~1 acre), providing secure outdoor storage or laydown space. The yard and the expansive lot size offer ample room for equipment storage, vehicle fleet parking, and material staging, which is a significant advantage for construction, oilfield service, or logistics companies. The entire site is level and utilitarian, well-suited for industrial operations.

The site boasts excellent visibility on NE 23rd Street (US Highway 62) and immediate access to the newly constructed Kickapoo Turnpike, positioning it as an ideal hub for service contractors, light manufacturing, or distribution uses seeking cost-effective space with quick connectivity to the Oklahoma City metro.

## Prime Location & Access

Less than a half-mile from the Kickapoo Turnpike's NE 23rd St interchange, allowing a quick 20-minute drive to downtown OKC and direct links to Interstates 40 and 44. Frontage on high-traffic NE 23rd St (HWY 62) gives the site outstanding visibility and convenient 4-lane access to the metro.

## Yard Storage

Approximately 1 acre laydown yard behind Building B, ideal for equipment storage, fleet parking or laydown space – a valuable feature for contractors and industrial users with outdoor storage needs.

## Competitive Pricing

Priced around \$60/SF, offering a significantly lower cost basis than comparable properties closer to Oklahoma City – “Come east and save \$10-15 PSF and more!” Lease options at \$7.75/SF provide affordable occupancy for tenants.



# INVESTMENT HIGHLIGHTS

## Total Building Area

15,150 SF across two buildings (5,150 SF and 10,000 SF), built 1982 & 2004.

## Office & Warehouse Mix

Includes ~1,000 SF office build-out with restrooms in front building, plus large clear-span warehouse spaces.

## Clear Heights

Approx. 14' clear in Building A; 18' clear in Building B (accommodates tall racks and equipment).

## Drive-In Loading

Six (6) grade-level overhead doors total – multiple 12'x12' and 10'x10' doors on Building A, and 14'x10' doors on Building B – supporting easy drive-in access for trucks and trailers.

## Yard & Site Area

1.77 acres total land (~77,219 SF) with ~1 acre for outdoor storage, laydown, or expansion. Ample on-site parking and circulation space for large vehicles.

## Construction

Durable red iron steel buildings on concrete slab foundations, ideal for industrial use (manufacturing, shop, or warehouse). Power, gas, and water utilities in place.

## Accessibility

Frontage on NE 23rd Street (US-62) – a four-lane artery between Harrah, Choctaw, and Midwest City – with high traffic counts and easy visibility for signage. <1 mile to Kickapoo Turnpike on-ramp, connecting to I-40 and I-44 for regional access.

## Zoning

Zoned Commercial, permitting a wide range of light industrial, fabrication, warehouse, and commercial service uses.

## Sale or Lease Offering

For Sale at ~\$65/SF (approx \$975K) or For Lease at \$7.75/SF NNN (with \$1.25/SF in NNN charges). Buildings may be leased separately to accommodate smaller space requirements – inquire for details on divisibility.

## Ideal Use Cases

Perfect for an owner-user (construction company, oilfield service, HVAC/plumbing contractor, light manufacturer, etc.) needing shop space plus yard. Also attractive to investors seeking an industrial investment with dual-building income streams or a partial sale-leaseback scenario.



Photo Rendering of 10,000 SF Warehouse

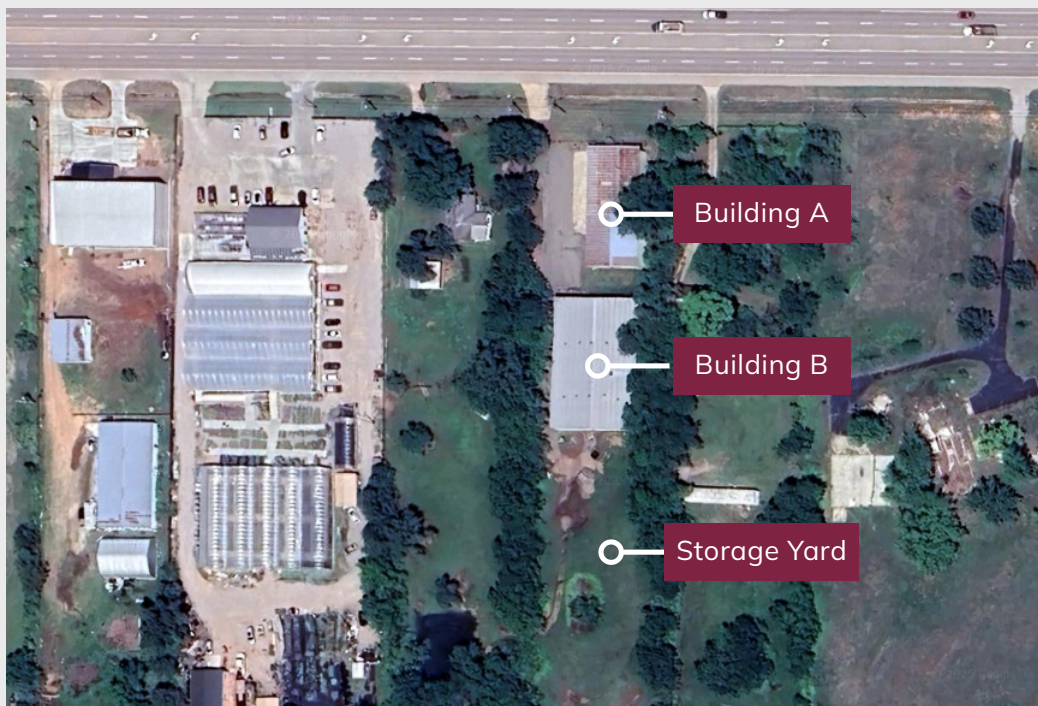
# BUILDING DETAILS

## Building A (Front Building)

Approximately 5,150 SF metal building constructed in 1982, with an approximate 14' clear height. This building includes about 1,000 SF of shell office space (with restrooms), supporting on-site management and administrative functions. The remainder of Building A is open warehouse/service space; it features 4 overhead grade-level doors on the exterior (three doors approx. 12' x 12' and one smaller 10' x 10' door), allowing drive-through access and loading flexibility for service trucks or box trucks. Building A's mix of office and shop space makes it ideal for a service center, contractor's shop, or light manufacturing assembly area.

## Building B (Rear Building)

Approximately 10,000 SF clear-span warehouse built in 2004, with a taller 18' clear height at the eaves. This building is primarily open storage/warehouse space, suitable for bulk storage, fabrication, or distribution uses. Building B is accessed via two large overhead doors (approximately 14' x 10' each) along its side, facilitating drive-in loading for larger vehicles and equipment. With its newer construction and high ceiling, Building B can accommodate racking, heavy equipment, or indoor vehicle storage. It has utility connections (power, gas, etc.) adequate for industrial operations and can function independently or in conjunction with Building A. The placement of Building B towards the rear, adjacent to the storage yard, enables efficient flow between the indoor storage and outdoor yard areas.



Both structures are of red iron steel frame construction on reinforced concrete slabs, built to industrial standards. The buildings have been well-maintained and together provide a versatile setup for one or multiple occupants.

Power, water, and septic/sewer (as applicable) are in place to each building (typical of the area's industrial properties), and the site has ample space for parking employee vehicles or company trucks.

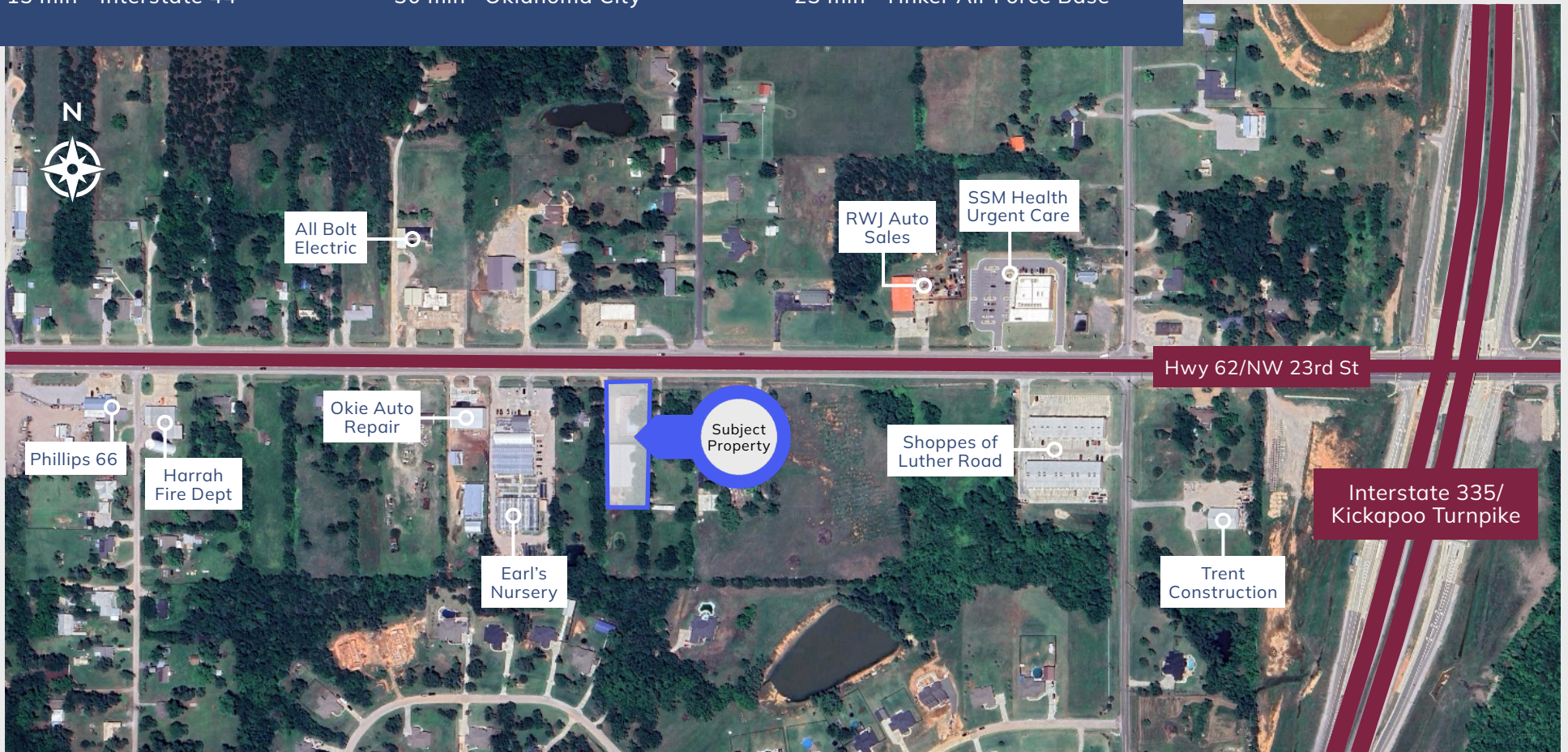
The property's configuration allows a user to segregate operations by building (e.g., office/admin in front building, production or storage in rear building), or lease out one building for supplemental income while occupying the other.

# PROPERTY LOCATION

18718 NE 23rd Street is located in Harrah, OK, along the NE 23rd Street/US-62 commercial-industrial corridor. The site sits just west of downtown Harrah and enjoys approx. 180 feet of frontage on NE 23rd St, offering high visibility to passing traffic. The newly opened Kickapoo Turnpike runs north-south less than a mile from the property, with an interchange at NE 23rd St providing almost immediate highway access. This connectivity places the property within a short drive of Interstate 40 (5 minutes south) and the Turner Turnpike/I-44 (15 minutes north), linking it efficiently to the Oklahoma City metro and regional markets.

## DRIVE TIMES FROM PROPERTY

- 1 min Kickapoo Turnpike
- 15 min Interstate 44
- 4 min Downtown Harrah
- 30 min Oklahoma City
- 14 min Midwest City
- 23 min Tinker Air Force Base



# MARKET ANALYSIS

## Location & Access

Harrah, Oklahoma is strategically positioned in eastern Oklahoma County, approximately 17–20 miles east of downtown Oklahoma City. The property lies along NE 23rd Street (US Highway 62), a primary east-west commercial route linking Harrah to Choctaw, Midwest City, and the Oklahoma City metro. NE 23rd Street is a busy 4-lane corridor that sees significant daily commuter and commercial traffic.

One of the biggest drivers of recent growth in the area is the Kickapoo Turnpike, a newly constructed 19-mile toll road (designated as I-335 in 2024) that connects I-40 and I-44 on the east side of the metro. Harrah is served by three turnpike interchanges – NE 23rd St, SE 29th St, and Reno Ave. The subject property is located just minutes from the NE 23rd Street interchange on the Kickapoo Turnpike. This proximity provides exceptional connectivity; tenants or owners can reach I-40 in under 5 minutes (via turnpike southbound) and Turner Turnpike/I-44 in under 10 minutes northbound.

**The turnpike has greatly improved access to Harrah, effectively making it an extension of the Oklahoma City metro's industrial and logistics network.**

Companies located here can efficiently serve markets in OKC, Tulsa (via I-44), and beyond.

*Truck traffic has increased in the area due to the enhanced highway network, indicating the new route's growing use by commercial transport – a positive sign for industrial real estate demand.*



In addition to turnpike access, the property's location on NE 23rd (US-62) means it's positioned along a route with strong local traffic and visibility. NE 23rd/US-62 is the main street through Harrah's business district and connects westward to Midwest City (home to Tinker AFB and major retail centers) and to Oklahoma City, making it a convenient location for businesses that serve both local and metro-area customers. The immediate area includes a mix of commercial and light industrial properties, benefiting from steady pass-by traffic and a growing consumer base.



# MARKET ANALYSIS

## Harrah's Growth

Harrah is experiencing robust growth and development momentum. Known as “one of Oklahoma’s fastest growing cities,” Harrah’s population has expanded as people and businesses move east for a more cost-effective, accessible location that still offers close proximity to the city. City leadership has actively promoted economic development, touting low business costs, available land, and improved infrastructure. **The completion of the Kickapoo Turnpike in 2020–2021 has been a game-changer, spurring interest in new commercial projects.** “Oklahoma City is moving more strongly east,” one local developer noted, expecting new housing and retail construction to follow the turnpike’s route. Indeed, the corridor between Harrah and Choctaw along NE 23rd is already seeing signs of this growth.

### *Gov. Stitt Thinks This Small Oklahoma Town is Set to Boom. Here's Why He Might Be Right.*

March 2022 – In Gov. Kevin Stitt’s State of the State address last month, he boasted that the city expects its population to double in the next three or four years. The excitement around Harrah’s growth includes the potential for it to be a bedroom community for people working in Edmond, Tinker Air Force Base and even Norman.

[Read More >>](#)

## Economic Trends

Harrah and the surrounding communities (Choctaw, Jones, Midwest City) are benefitting from a combination of affordable land and strategic infrastructure. The Greater Oklahoma City Chamber of Commerce notes that Harrah’s location offers “20 minutes of the nation’s major Interstate crossroads (I-35, I-44, I-40)” and a central position in the state. This centrality is attracting investment. The local government has also implemented incentive programs and established the Harrah Industrial and Economic Development Trust to support new and expanding businesses. With rising construction of homes, the labor force in the area is growing, and Eastern Oklahoma County Technology Center (located just 5 miles north in Choctaw) is training skilled workers tailored to industries like manufacturing, HVAC, automotive, and welding. All these factors contribute to a favorable market outlook for industrial real estate: rising demand, supportive infrastructure, and a city eager to welcome businesses.

## Nearby Developments

About 3 miles west of the subject property (NE 23rd & Triple X Road), a new Tractor Supply Co. store opened, anchoring a commercial node that also benefits from the turnpike traffic. Adjacent to that store, a 60-unit residential development is under construction, bringing new households (and demand for services) to the immediate trade area. Local shops, restaurants, and service businesses in Harrah’s town center (just east of the property) are likewise expanding to serve the growing population. In addition to Tractor Supply Co., other commercial/industrial neighbors include local construction companies, equipment suppliers, and service yards that have established along NE 23rd. There are also convenience stores, eateries, and small retailers catering to both the local community and passing highway traffic.

*These developments indicate a healthy economic environment and provide traffic drivers near the property.*

# MARKET ANALYSIS

## Industrial & Logistics Presence

The eastern Oklahoma County submarket – once largely rural – is fast becoming an extension of OKC’s industrial sector. Harrah itself offers a 155-acre industrial park with shovel-ready sites and has approximately 40 motor freight companies that serve the area. The presence of the turnpike has attracted the interest of distribution and logistics firms looking for lower-cost warehousing options with highway connectivity. Furthermore, Tinker Air Force Base (only ~15 minutes from Harrah via I-40) is a massive economic anchor with over 26,000 personnel, many of whom live in eastern OK County. Tinker’s aerospace industry contractors (Boeing, Northrop Grumman, etc.) and the associated supply chain create demand for off-base industrial space for light manufacturing, storage, and vehicle maintenance – roles that Harrah’s industrial properties can fulfill at a fraction of big-city costs.

US-62, I-40, and the Kickapoo Turnpike together form a network that makes Harrah easily reachable for freight. As noted by local observers, Harrah “has seen increased truck traffic due to its growing population and proximity to major highways” like these. This bodes well for industrial users at 18718 NE 23rd, who will benefit from improved logistics and transportation efficiency whether they are receiving shipments or dispatching service crews around the metro.



## Market Opportunity

18718 NE 23rd St stands to capture the upside of Harrah’s growth phase. **An owner or investor here will be in front of the growth curve as new development fills in around the Kickapoo Turnpike corridor.** The property’s affordability and functional features align with what many expanding companies seek – practical space at a reasonable cost, with room to grow. As more industrial and logistics firms consider locating along the turnpike to “save \$/SF” compared to core OKC, this property offers exactly that value proposition.

*The subject property’s immediate vicinity includes similar contractor yards and light industrial uses, making it a compatible location for a broad range of industrial tenants. Being in an area already zoned and accustomed to industrial activity ensures a business-friendly environment with minimal land use conflicts.*

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