



18608 NE 23RD ST

Harrah, OK 73045 · East OKC Metro · Industrial / Flex Warehouse

\$10.00

PSF · NNN · ±5,000 SF

5,000^{SF}

ENCLOSED WAREHOUSE

4

GRADE-LEVEL DOORS ·
~10'x12'

±1^{AC}

FENCED INDUSTRIAL YARD

1,900^{SF}

OPEN-FRONT SHED ·
38'x50'

HIGHLIGHTS

- Spray-foam-insulated 50'x100' metal warehouse — delivered as a clean, ready-to-work shell.
- Four ~10'x12' grade-level doors: drive vehicles, trailers, and equipment straight in.
- 38'x50' open-front shed (~1,900 SF) plus a ±1-acre fenced yard for parking, staging, and outside storage.
- Fits automotive service, fleet or vehicle storage, and contractor uses — private rear drive with room to work.

PROPERTY FACTS

ENCLOSED BUILDING	±5,000 SF · 50'x100'
OPEN-FRONT SHED	38'x50' · ~1,900 SF
GRADE-LEVEL DOORS	4 · ~10'x12'
YARD	±1 AC · Fenced
LAND AREA	1.78 AC · 77,527 SF
CONSTRUCTION	Metal · Spray-Foam Insulated
SUBMARKET	East OKC · Harrah



Information herein was obtained from sources deemed reliable; Trio CRE makes no guarantees, warranties or representations as to its completeness or accuracy. Tenant to conduct independent due diligence. Offering subject to change or withdrawal without notice.

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The Shed & Yard



SPACE SUMMARY

AREA	SIZE
Enclosed warehouse — conditioned, insulated, 4 grade-level doors	±5,000 SF
Open-front shed — 38'x50' covered storage / equipment	~1,900 SF
Fenced industrial yard — parking, staging, outside storage	±1 AC

Drive-in access on the rear/garage side with a private working yard — space a typical multi-tenant flex bay can't offer.

HARRAH AT A GLANCE

Population (2026)	7,020
Growth since 2020	+7.7%
Households	2,460
Median HH Income (2024)	\$84,375
Median Age	33.3
Homeownership	75.1%

- NE 23rd St / SH-270 corridor at the eastern edge of the OKC metro — a growing trade-and-truck base.



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