

GAUT · WHITTENBURG · EMERSON

Commercial Real Estate

NEW LISTINGS - FEBRUARY 1, 2019

 <p style="writing-mode: vertical-rl; transform: rotate(180deg);">FOR SALE</p>	<p>4320 S COULTER RETAIL WITH DRIVE-THRU 3,358 sf bldg located at 45th & Coulter. Currently operating as a dry cleaners but has potential to be any kind of retail use. Surrounding retail includes, Walmart, Lowes, Chick-fil-A, AT&T. Zoned GR General Retail. \$599,000. Ben Whittenburg ben@gwamarillo.com</p>	 <p style="writing-mode: vertical-rl; transform: rotate(180deg);">LEASE/SALE</p>	<p>6020 I-40 OFFICE BUILDING Freestanding 5,026 sf office building w/ easy access to I-40 just west of Bell St. Multiple offices, reception area, conference rooms, break room, ample parking - 47 spaces. Zoned HC Heavy Commercial. \$5,600/mo/NNN of \$995,000. Cathy Derr, CCIM cathy@gwamarillo.com</p>
 <p style="writing-mode: vertical-rl; transform: rotate(180deg);">FOR LEASE</p>	<p>1720 NELSON MULTI-USE WAREHOUSE 6,900 sf bldg on 39,290 sf lot. (4) Great shop units w/drop ceiling Heat & A/C, (4) 10' x 10' OH doors. Each unit has its own restroom & office. Landlord would consider leasing each unit separately. Zoned: LC - Light Commercial. \$2,950/mo Jeff Gaut jeff@gwamarillo.com</p>	 <p style="writing-mode: vertical-rl; transform: rotate(180deg);">FOR LEASE</p>	<p>110 N TAYLOR DOWNTOWN WAREHOUSE 14,654 sf warehouse with dock high doors. Side yard available. Lots of storage space. Office space with bathroom. 4,800 sf basement, brick exterior. Zoned LC Light Industrial. \$1,230/mo+ utilities. Miles Bonifield miles@gwamarillo.com</p>
 <p style="writing-mode: vertical-rl; transform: rotate(180deg);">FOR LEASE</p>	<p>2806 DUNIVEN CIRCLE RETAIL SPACE 2,500 sf. Open retail, vaulted ceilings, lots of windows for natural light, open area w/ counter, pole signage, ample parking, corner lot. Zoned LC Light Commercial. \$2,500/mo Cathy Derr, CCIM cathy@gwamarillo.com</p>	 <p style="writing-mode: vertical-rl; transform: rotate(180deg);">FOR LEASE</p>	<p>2806 DUNIVEN CIRCLE BOOTH RENTAL Established salon, perfect for Stylist, Barber, Nail Tech, Permanent Makeup, Massage Therapist, Tattoo Artist. Includes utilities, individual rooms w/ locks, move-in ready. One room large enough for two stylist. \$90/wk per booth. Cathy Derr, CCIM</p>
 <p style="writing-mode: vertical-rl; transform: rotate(180deg);">REDUCED</p>	<p style="writing-mode: vertical-rl; transform: rotate(180deg);">LEASE/SALE</p> <p>813 3RD MULTI-USE PROPERTY 25,000 sf building at 3rd & Adams. High retail industrial area. Located on 95 acres & sale includes adjacent (4) lots (16,800 sf). Brick veneer, floor drains, (5) 16' OH doors, (15) offices, (4) restrooms & receptionist area. Zoned Light Industrial. \$7,350/mo. +NNN or \$845,000. Cathy Derr, CCIM</p>	 <p style="writing-mode: vertical-rl; transform: rotate(180deg);">FOR LEASE</p>	<p>4107 SW 45TH WAREHOUSE Suite 9: 1,300 total SF with 1,076 sf warehouse and 224 sf office. Has a 10' x 12' grade level door. Zoned LC Light Commercial. \$595/mo (MG) Ben Whittenburg ben@gwamarillo.com</p>
 <p style="writing-mode: vertical-rl; transform: rotate(180deg);">FOR LEASE</p>	<p>6900 I-40 WEST ATRIUM AT COULTER RIDGE Office space from 357 sf - 5,210 sf located in class "A" office building. I-40 frontage and plenty of parking. Call for current lease rates. Aaron Emerson, CCIM SOIR aaron@gwamarillo.com</p>	 <p style="writing-mode: vertical-rl; transform: rotate(180deg);">FOR LEASE</p>	<p>1616 S. KENTUCKY WELLINGTON OFFICE PARK 10,000 sf office space available for large tenant. Located West of I-40 & Georgia St. Significant exterior renovations underway. Great I-40 access. High visibility. Call for rates. Jeff Gaut jeff@gwamarillo.com</p>
 <p style="writing-mode: vertical-rl; transform: rotate(180deg);">FOR LEASE</p>	<p>600 S TYLER OFFICE SPACE 754 sf - 50,000 sf available Class "A" office building. \$15.50/sf Located in the heart of downtown at 6th & Tyler. Aaron Emerson, CCIM SOIR aaron@gwamarillo.com</p>	 <p style="writing-mode: vertical-rl; transform: rotate(180deg);">FOR LEASE</p>	<p>4714 NE 24TH WAREHOUSE 412,000 sf bldg, 54.9 ac in NE Amarillo one mile from Loop 335. 31 dock doors, 6' high cyclone fence, emergency lighting system. Zoned I-1 Light Industrial. \$3.95 sf/yr(NNN) Bo Wulfman, CCIM bo@gwamarillo.com</p>
 <p style="writing-mode: vertical-rl; transform: rotate(180deg);">FOR LEASE</p>	<p>7620 HILLSIDE THE MARKETS AT HILLSIDE Suite 300: 1,800 sf. Space is built out and ready for occupancy. Other Tenant's in the center include: 575 Pizzeria, Dr. Elaine Cook, Yellow City Pets & Thai Taste. \$18/sf + NNN. Ben Whittenburg ben@gwamarillo.com</p>	 <p style="writing-mode: vertical-rl; transform: rotate(180deg);">FOR LEASE</p>	<p>2921 WOLFLIN WOLFLIN POINTE RETAIL SPACE Suite 100: 1,150 sf. Very nice looking center South of I-40. Convenient parking. Local ownership/management. Zoned GR - General Retail. \$14/sf/yr Ben Whittenburg ben@gwamarillo.com</p>
 <p style="writing-mode: vertical-rl; transform: rotate(180deg);">FOR LEASE</p>	<p>3350 Olsen OFFICE/WAREHOUSE Space 1400/1500: 2,500 sf - \$2,400 / mo. Nice office area up front w/ warehouse in back w/ (2) 12' 12' grade level door. Space 1800: 1,200 sf - \$1,250 / mo. 4 offices w/ storage in rear. Ben Whittenburg ben@gwamarillo.com</p>	 <p style="writing-mode: vertical-rl; transform: rotate(180deg);">REDUCED</p> <p style="writing-mode: vertical-rl; transform: rotate(180deg);">LEASE/SALE</p>	<p>4317 Teckla DRIVE-THRU RESTUARANT 3,482 sf bldg, 46,668 sf lot. Drive-thru w/ double windows, prep tables, 2 walk-in's, ice maker, 3 compartment sink & vent hoods. Zoned General Retail. \$500,000 or \$20/sf +NNN. Ben Whittenburg ben@gwamarillo.com</p>
 <p style="writing-mode: vertical-rl; transform: rotate(180deg);">FOR SALE</p> <p style="writing-mode: vertical-rl; transform: rotate(180deg);">Reduced</p>	<p>900 S Georgia RETAIL BUILDING 2,984 sf retail bldg w/ warehouse & OH door. Office, show room, work room, 110-220 & 3 phase electrical, central HVAC, 2 overhead heaters in warehouse, flat roof / good condition, 2 restrooms. Zoned LC. \$95,000. Cathy Derr, CCIM cathy@gwamarillo.com</p>	 <p style="writing-mode: vertical-rl; transform: rotate(180deg);">FOR SALE</p>	<p>218 N Grand WAREHOUSE 4,000 sf bldg on 1.51 ac lot. 3,000 sf insulated warehouse & 1,000 sf office. Fenced yard. 14' x 14' grade level door w/ 15.5' sidewalls & 20' peak. Heavy Industrial Zoning allows for almost any industrial use. \$149,500. Ben Whittenburg ben@gwamarillo.com</p>

DONE DEALS - FEBRUARY 1, 2019

LEASED		<p>2809 Wolflin OFFICE SPACE</p> <p>932 sf office space. Lease renewed.</p> <p>Lease negotiated by Miles Bonifield miles@gwamarillo.com</p>	LEASED		<p>600 S Tyler OFFICE SPACE</p> <p>338 sf office leased on the 24th floor of the First Bank Southwest Tower.</p> <p>Lease negotiated by Aaron Emerson, CCIM SOIR aaron@gwamarillo.com</p>
SOLD		<p>Forney 8.9 ac LAND</p> <p>8.9 acres of development land located near City Bank Stadium in Forney, TX</p> <p>Sale negotiated by J. Gaut, CCIM, SOIR j@gwamarillo.com</p>	SOLD		<p>1035 Forest LAND</p> <p>12,307 sf located in NW Amarillo Industrial Park.</p> <p>Sale negotiated by Bo Wulfman, CCIM bo@gwamarillo.com</p>
LEASED		<p>600 S Tyler OFFICE SPACE</p> <p>7,300 sf office leased on the 22nd floor of the First Bank Southwest Tower.</p> <p>Lease negotiated by Aaron Emerson, CCIM SOIR aaron@gwamarillo.com</p>	LEASED		<p>600 S Tyler OFFICE SPACE</p> <p>10,500 sf office leased on the 26th floor of the First Bank Southwest Tower.</p> <p>Lease negotiated by Aaron Emerson, CCIM SOIR aaron@gwamarillo.com</p>
SOLD		<p>4714 24th WAREHOUSE</p> <p>412,000 sf warehouse located in NE Amarillo, one mile from Loop 335 & NE 24th.</p> <p>Seller represented by: J. Gaut, CCIM, SOIR Buyer represented by: Bo Wulfman, CCIM</p>	LEASED		<p>4200 Ridgcrest OFFICE SPACE</p> <p>1,558 sf office space leased in southwest Amarillo.</p> <p>Lease negotiated by Miles Bonifield miles@gwamarillo.com</p>
LEASED		<p>3501 Soncy MEDICAL OFFICE</p> <p>2,526 sf space leased to local dentist.</p> <p>Lease negotiated by Miles Bonifield miles@gwamarillo.com</p>	LEASED		<p>101 S Ong WAREHOUSE</p> <p>2,250 sf Warehouse. Leased renewed.</p> <p>Lease negotiated by Cathy Derr, CCIM cathy@gwamarillo.com</p>
SOLD		<p>1911 S Madison St MULTI USE PROPERTY</p> <p>3,010 sf Oliver Eakle home converted to day care facility. Close to Amarillo College.</p> <p>Sale negotiated by Gabe Irving, CCIM gabe@gwamarillo.com</p>	LEASED		<p>2620 S Kentucky OFFICE</p> <p>1,726 office spaced leased.</p> <p>Tenant represented by Cathy Derr, CCIM cathy@gwamarillo.com</p>
LEASED		<p>520 S Bonham MULTI USE PROPERTY</p> <p>2,126 sf - 763 sf warehouse, 600 sf office, 763 sf office/apartment</p> <p>Lease negotiated by Gabe Irving, CCIM gabe@gwamarillo.com</p>	LEASED		<p>421 SE 34th Ave WAREHOUSE</p> <p>40,000 sf warehouse leased by Walmart.</p> <p>Lease negotiated by Ben Whittenburg ben@gwamarillo.com</p>
SOLD		<p>Hillside & Coulter LAND</p> <p>60,423 sf Retail pad site on high traffic Hillside, just west of Coulter.</p> <p>Seller represented by: Ben Whittenburg ben@gwamarillo.com Buyer represented by: Miles Bonifield miles@gwamarillo.com</p>	LEASED		<p>600 S Tyler OFFICE SPACE</p> <p>1,416 sf office lease renewed on the 14th floor of the First Bank Southwest Tower.</p> <p>Lease negotiated by Aaron Emerson, CCIM SOIR aaron@gwamarillo.com</p>
LEASED		<p>1616 Kentucky OFFICE SPACE</p> <p>485 sf office space leased.</p> <p>Lease negotiated by Jeff Gaut jeff@gwamarillo.com</p>	LEASED		<p>6900 I-40 OFFICE SPACE</p> <p>714 sf office space</p> <p>Lease negotiated by Aaron Emerson, CCIM SOIR aaron@gwamarillo.com</p>