

















GAUT · WHITTENBURG · EMERSON

Commercial Real Estate

NEW LISTINGS - FEBRUARY 2020

 <p style="writing-mode: vertical-rl; transform: rotate(180deg);">FOR SALE</p>	<p>6652 Bluebird, Suite 800 Retail 4,000 sf end cap space. Easy access to Canyon Dr w/ visible sign. Showroom, 5 offices, kitchen, 2 bathrooms, parking in front, back & side, conference, utility & storage rooms. Condo association. Traffic count 48,881 on I-27. Zoned Heavy Commercial. \$425,000. Miles Bonifield</p>	 <p style="writing-mode: vertical-rl; transform: rotate(180deg);">FOR SALE</p>	<p>12180 Tascosa Rd Warehouse on 17.76 Acres Located just past Bishop Hills, NW of Amarillo. 3,830 sf office with 4 offices & fully equipped kitchen. 8,000 sf warehouse w/ 6 OH (14' x 16'). Heated concrete floors, OH 5 ton "Kone Cranes" & separate wash bay. \$1,200,000.00 Jeff Gaut jeff@gwamarillo.com</p>
 <p style="writing-mode: vertical-rl; transform: rotate(180deg);">FOR LEASE</p>	<p>12440 Tanglewood Dr Warehouse 3,000 sf bldg. on a 1.1 ac lot. New clear span warehouse w/ spray foam insulation. Reinforced concrete floor for RVs, 2 OH doors & bathroom. \$6.00 sf/yr. Jeff Gaut jeff@gwamarillo.com</p>	 <p style="writing-mode: vertical-rl; transform: rotate(180deg);">SALE OR LEASE</p> <p style="text-align: center;">NOW FOR SALE</p>	<p>1719 SW 6th Retail 1,384 sf bldg. on a 11,500 sf lot. 160 sf storage bldg., 624 sf sales office, & 600 sf garage for mechanics bay. Lot can hold 25 or more vehicles, fully fenced, paved asphalt & washbay for car detailing. Zoned I-2 Heavy Industrial. \$1,000/mo. or \$135,000. Gabe Irving, CCIM</p>
 <p style="writing-mode: vertical-rl; transform: rotate(180deg);">FOR SALE</p>	<p>6200 Hollywood Land .82 acre site pad w/ easy access to I-27 & Hollywood Rd/Loop 335. Hard corner. 121' frontage on Hollywood Rd/Loop 335 & 296.38' frontage ft on Viking. Utilities to site. Zoned - Light Commercial. \$18.50 / sf. Ben Whittenburg</p>	 <p style="writing-mode: vertical-rl; transform: rotate(180deg);">FOR SALE</p>	<p>1805 S. Lakeside Dr Industrial 18,300 sf bldg. on 1.72 ac. Located north of I-40 East & Loop 335. Primary intersection for the trucking industry related service business in Amarillo. Zoned Light Industrial. \$650,000. Bo Wulfman, CCIM</p>
 <p style="writing-mode: vertical-rl; transform: rotate(180deg);">FOR LEASE</p>	<p>11902 I-27 Warehouse 9,420 sf bldg. 2.83 ac lot. Warehouse, 3 office, 2 bathrooms, showroom, clear span drive through doors, 5 OH doors, fenced yard, well & septic. Outside City Limits. \$6,000 / mo. plus utilities. Miles Bonifield miles@gwamarillo.com</p>	 <p style="writing-mode: vertical-rl; transform: rotate(180deg);">FOR LEASE</p> <p style="text-align: center;">REDUCED</p>	<p>4028 SW 51st Office w/Shop 1,308 sf office space & shop with overhead door. Conveniently located one block east of Western and one block west of I-27 on 51st Street. Utilities paid by Landlord. Zoned Light Commercial \$975 / mo. Gabe Irving, CCIM</p>
 <p style="writing-mode: vertical-rl; transform: rotate(180deg);">FOR LEASE</p>	<p>900 SE 2nd Warehouse 10,000 sf corner space. Located just east of downtown. 16'+ clear span, dock high w/ a ramp, OH sprinkler system, restrooms. Zoned Planned Development. \$1,667 / mo. Cathy Derr, CCIM cathy@gwamarillo.com</p>	 <p style="writing-mode: vertical-rl; transform: rotate(180deg);">FOR LEASE</p>	<p>7110 Canyon Dr -Rear Bldg. Warehouse 4,800 sf bldg. on 9,000 sf lot. Located on the west side of I-27, between Bell & Hillside. 2 OH doors, 3 ton OH crane, 220 electric, 14' sidewalls w 18' peak. Zone Heavy Commercial. \$2,040 sf/yr. (NNN). Ben Whittenburg ben@gwamarillo.com</p>
 <p style="writing-mode: vertical-rl; transform: rotate(180deg);">FOR LEASE</p>	<p>34th & Coulter Summit Shopping Center Suite 27: 1,500 sf - Formerly Evocation Coffee Roasters. Visible from Coulter Street. Ready for occupancy. Ben Whittenburg ben@gwamarillo.com</p>	 <p style="writing-mode: vertical-rl; transform: rotate(180deg);">SALE OR LEASE</p>	<p>805 S. Bryan Office / Warehouse 2,000 sf: 5 offices, reception area, kitchen, 2 restrooms. 3,000 sf warehouse w/ 16' sidewalls, 2 OH doors 12' tall, 2 heaters, floor drain .600 sf lot. Located off of 8th & S Georgia. \$2,500 / mo. Gabe Irving, CCIM</p>
 <p style="writing-mode: vertical-rl; transform: rotate(180deg);">FOR SALE</p>	<p>1209 NW 1st Warehouse 5,000 sf space available. Located at NW 1st & Hayden on the NW end of the bldg. 2 offices, shop, dock high doors, ramp & 2 OH doors. Zoned Light Industrial. \$750 / mo. Cathy Derr, CCIM</p>	 <p style="writing-mode: vertical-rl; transform: rotate(180deg);">FOR LEASE</p>	<p>4551-4557 S. Western Western View Office Park Located at 45th & Western. Easy access to I-27. 4557 S Western #B3: \$210 / mo. 176 sf 4557 S Western #B5: \$110 / mo. 75 sf Gabe Irving, CCIM gabe@gwamarillo.com</p>
 <p style="writing-mode: vertical-rl; transform: rotate(180deg);">FOR LEASE</p>	<p>4028 SW 51st Office 1,308 sf office space. Located one block east of Western & one block west of I-27 on 51st Street. Near Happy State Bank & Post Office. Utilities paid by Landlord. Zoned Light Commercial. \$975 / mo. Gabe Irving, CCIM</p>	 <p style="writing-mode: vertical-rl; transform: rotate(180deg);">SALE OR LEASE</p> <p style="text-align: center;">REDUCED</p>	<p>3460 River Rd Retail 6,860 sf metal bldg. on 30,625 sf lot. 13' side walls, showroom 5,848 sf +/-, storage area 470 sf +/-, two restrooms, office & store front parking. Seller will divide. Zoned GR - General Retail. \$3,750 / mo. or \$325,000. Bo Wulfman, CCIM</p>
 <p style="writing-mode: vertical-rl; transform: rotate(180deg);">FOR LEASE</p>	<p>6900 I-40 West The Atrium at Coulter Ridge Office space from 357 sf - 3,577 sf located in class "A" office building. I-40 frontage and plenty of parking. Call for current lease rates. Aaron Emerson, CCIM, SIOR aaron@gwamarillo.com</p>	 <p style="writing-mode: vertical-rl; transform: rotate(180deg);">FOR SALE</p>	<p>3333 S. Coulter Coulter Forum - Retail Suite C-5: 900 sf former insurance office. Located at the NE corner of 34th & Coulter 45,297 cars/day. Zoned General Retail. Call for rates. Ben Whittenburg ben@gwamarillo.com</p>

GAUT · WHITTENBURG · EMERSON

Commercial Real Estate

DONE DEALS - FEBRUARY 2020

 <p>SOLD</p>	<p>6007 SW 45th Retail Building 2,190 sf free standing restaurant w/ drive through. Kitchen w/ some equipment. Convenient egress/ingress and high parking ratio Sale negotiated by Miles Bonifield miles@gwamarillo.com</p>	 <p>SOLD</p>	<p>6018 Canyon Dr Warehouse 12,000 sf warehouse at the intersection of I-27 and Hillside 3 small offices inside w/ HVAC 3 overhead doors Fenced Yard Sale negotiated by Jeff Gaut for Seller Gabe Irving, CCIM for Buyer</p>
 <p>LEASED</p>	<p>8209 S. Soncy Warehouse 5,000 sf : 4,000 sf warehouse w/ 14' clear span, (3) 12' x 12' drive through motorized doors & 1,000 sf nicely finished office area w/ kitchen & fireplace. 2 Restrooms plus shower. Large rear fenced yard. Lease negotiated by Gabe Irving, CCIM</p>	 <p>LEASED</p>	<p>4101 Canyon Dr Retail Shop 3,346 sf building leased. Office/showroom (4) overhead doors, (1) 2 post lift, paint booth w/ fire suppression system, Shop set up for frame machine. High visibility from I-27. Storage building and fenced lot Lease negotiated by Cathy Derr, CCIM</p>
 <p>SOLD</p>	<p>Borger, Texas Furnished Rental House Investment property consisting of 12 fully furnished houses sold. Sale negotiated by Cathy Derr, CCIM for Seller Miles Bonifield for Buyer</p>	 <p>SOLD</p>	<p>Loop 289, Lubbock Land 10.29 acres of land sold Sale negotiated by J. Gaut, CCIM, SIOR j@gwamarillo.com</p>
 <p>LEASED</p>	<p>1915 S. Washington Retail Space 1,500 sf retail space leased at a high traffic intersection of Washington and I-40 leased to Metro PCS for new location. Lease negotiated by Ben Whittenburg ben@gwamarillo.com</p>	 <p>LEASED</p>	<p>7406 SW 34th Summit Shopping Center 1,742 sf of retail space in high traffic retail center leased. Located at 34th & Coulter. Lease negotiated by Ben Whittenburg ben@gwamarillo.com</p>
 <p>SOLD</p>	<p>14701 Garrison Land 3.34 acres with access from Garrison Dr and Lair Rd. Outside City Limits. Sale negotiated by Ben Whittenburg ben@gwamarillo.com</p>	 <p>SOLD</p>	<p>6055 I-40 East Warehouse 19,250 sf building on 4 acres. (1) dock high door, (2) grade level doors, clear span warehouse, 21' sidewalls / 26' peak, firewall, humidity & climate controlled, overhead sprinklers, fenced yard Sale negotiated by Miles Bonifield</p>
 <p>LEASED</p>	<p>3307 I-40 West Land 16,988 sf lot with I-40 visibility. Located adjacent to the Paramount St exit from I-40 eastbound. Lease negotiated by Jeff Gaut jeff@gwamarillo.com</p>	 <p>LEASED</p>	<p>14521 I-27 Warehouse 12,500 sf warehouse with 18' sidewalls & 21' center height. Lease negotiated by Gabe Irving, CCIM</p>
 <p>SOLD</p>	<p>Evans Drive Land 1 acre sold adjacent to 1000 S. Coulter for expansion of parking area. Sale negotiated by Ben Whittenburg ben@gwamarillo.com</p>	 <p>SOLD</p>	<p>3501 Marshall Land 6.12 acres in residential area. Sale negotiated by Cathy Derr, CCIM cathy@gwamarillo.com</p>
 <p>LEASED</p>	<p>301 S. Polk THE AMARILLO BUILDING 546 sf executive office . Lease negotiated by Aaron Emerson, CCIM, SIOR aaron@gwamarillo.com</p>	 <p>LEASED</p>	<p>1616 S. Kentucky Wellington Office Park 1,534 sf office suite. Lease negotiated by Jeff Gaut jeff@gwamarillo.com</p>
 <p>LEASED</p>	<p>101 S. Ong Warehouse 2,250 sf warehouse leased. Lease negotiated by Cathy Derr, CCIM cathy@gwamarillo.com</p>	 <p>LEASED</p>	<p>900 - 904 S. Adams Warehouse 3,600 sf bldg. w/ showroom/reception, 4 offices, 2 bathrooms, & breakroom. Abundant amount of parking and fenced yard. 10' x 10' grade level door Lease negotiated by Cathy Derr, CCIM for Landlord Miles Bonifield for Tenant</p>