

# GAUT · WHITTENBURG · EMERSON

Commercial Real Estate

## NEW LISTINGS - June 1, 2019

<p><b>FOR LEASE</b></p> <p><b>New Construction</b></p> 	<p><b>Coulter &amp; Longoria WAREHOUSE/OFFICE</b>                  Located south of Amarillo. 5,000 sf warehouse on 1.6 acres. 1,500 sf office/reception. 17' side walls and (2) 14' drive thru bays. \$5,000 / month  <b>Gabe Irving, CCIM</b>                  gabe@gwamarillo.com</p>	<p><b>FOR LEASE</b></p> 	<p><b>8209 Soncy WAREHOUSE</b> 5,000 sf 4,000 sf warehouse: 14' clear span, (3) 12' x 12' drive through motorized doors, rear fenced yard, 1,000 sf nicely finished office area with kitchen and fireplace. \$4,000 / month  <b>Gabe Irving, CCIM</b></p>
<p><b>New Construction</b></p> 	<p><b>13000 S Coulter WAREHOUSE/OFFICE</b>                  7,800 sf first generation construction Exceptionally finished office space &amp; 6,000 sf warehouse/shop w/ 4-16' x 12' overhead doors, single phase/240V electrical. \$5,500 / month  <b>Gabe Irving, CCIM</b></p>	<p><b>FOR SALE</b></p> 	<p><b>4600 I-40 West OFFICE CONDO QUADRILLE OFFICE PARK</b>                  2,460 sf ready to move in. Can divide. Nice office condo w/ crown molding, built in shelving, 6 offices, file room, reception w/ 3 side counters, 2 ADA restrooms, fireplace w/ stone mantle &amp; 2 entry doors. \$295,000. <b>Gabe Irving</b></p>
<p><b>FOR LEASE</b></p> 	<p><b>9601 S Georgia MANUFACTURING OR GENERAL USE WAREHOUSE</b>                  34,596 sf great manufacturing or general use warehouse w/ large fenced yard, 3 grade level doors (16' x 16'), 1 grade level door (14' x 16') &amp; 2 dock doors (9.5' x 9.5') with a dock well. \$10,000 / month  <b>Ben Whittenburg</b></p>	<p><b>FOR LEASE</b></p> 	<p><b>4551-4557 S Western WESTERN VIEW OFFICE PARK</b>                  109 - 790 sf of office space available. Drive up and walk-in parking with easy access to I-27. \$85 - 720 per month (includes utilities)  <b>Gabe Irving, CCIM</b>                  gabe@gwamarillo.com</p>
<p><b>PRICE REDUCED</b></p> 	<p><b>2226 SE 27th MULTI-USE BUILDING</b>                  12,525 sf Currently utilized as a fitness center, but could be converted to accommodate many uses. Metal building with 20' side walls, 10' x 10' overhead door. \$549,000 or Lease: \$4.75/sf/yr.  <b>Bo Wulfman, CCIM</b></p>	<p><b>FOR SALE</b></p> 	<p><b>6753 S Grand OFFICE/WAREHOUSE</b>                  6,000 sf newly remodeled office/warehouse space with large fenced yard located on S. Grand. New flooring, new paint, new restroom fixtures, newly graded yard &amp; parking lot. \$199,000.00  <b>Aaron Emerson, CCIM, SIOR</b></p>
<p><b>FOR SALE</b></p> <p>Hillside Rd</p> <p><b>PRICE REDUCED</b></p>  <p>Western St</p>	<p><b>6037 Ward DEVELOPMENT LAND</b>                  4.07 acre residential development property located in Southwest Amarillo, just south of Hillside and Canyon Drive intersection. Includes a 2,140 sq ft rent house. Zoned R-1 Residential. Asking price \$350,000.  <b>Bo Wulfman, CCIM</b></p>	<p><b>LEASE/SALE</b></p> 	<p><b>2316 Lakeview OFFICE SPACE - Available June 2019</b>                  400 sf space. Office suite w/ 2 offices, waiting area, restroom &amp; wet bar. Tenant pays gas &amp; electric, Landlord pays water. Zoned LC - Light Commercial. \$500 / mo. <b>Cathy Derr, CCIM</b>                  cathy@gwamarillo.com</p>
<p><b>LEASE/SALE</b></p> 	<p><b>3460 River Rd RETAIL BUILDING</b>                  6,860 sf metal bldg. on 30,625 sf lot. Showroom, storage area, 2 restrooms, office &amp; store front parking. Zoned GR - General Retail. \$3,750 / mo. or \$375,000.  <b>Bo Wulfman, CCIM</b>                  bo@gwamarillo.com</p>	<p><b>NEW LEASE RATE</b></p> 	<p><b>6020 W I-40 MULTI USE RESTAURANT/OFFICE</b>                  Freestanding 5,026 sf bldg. w/ easy access to I-40. Located just west of Bell St. Ample parking - 47 spaces. Zoned - Heavy Commercial. \$5,600/mo./NNN or \$995,00.  <b>Cathy Derr, CCIM</b></p>
<p><b>LEASE/SALE</b></p> 	<p><b>616 S Jackson OFFICE / WAREHOUSE</b>                  11,600 sf bldg. on 17,360 sf lot. 15 offices w/ built-in desk &amp; cabinetry, conference, workroom, mezzanine, 3 garage doors, storage, fenced parking, 4 restrooms. Zoned Heavy Commercial. \$3,700 / mo. or \$638,000. <b>Gabe Irving, CCIM</b></p>	<p><b>LEASE/SALE</b></p> 	<p><b>1900 SW 6th OFFICE / RETAIL</b>                  Located along contractor corridor w/ large lot. Would make excellent contractors office, car lot or retail space for 6th street traffic. Lg open areas w/ restrooms. Room for warehouse addition. \$1,200 / mo. or \$150,000. <b>Gabe Irving, CCIM</b></p>
<p><b>FOR LEASE</b></p> 	<p><b>508 S Jackson WAREHOUSE</b>                  9,297 sf bldg. on a 22,400 sf lot. Refurbished in May of 2019. Fenced yard, 2 offices, reception &amp; restroom w/ shower. Zoned CBD - Central Business District. \$3,700 / mo. or \$399,900.  <b>Aaron Emerson, CCIM, SIOR</b></p>	<p><b>FOR SALE</b></p> 	<p><b>723 SE 46th WAREHOUSE</b>                  2,400 sf warehouse on 1.72 ac lot. (3) OH doors, 2 restrooms, 1 office w/ HVAC, 4 ton heat pump, gas OH heater, 18' ceiling height &amp; metal fence all around. Zoned I-1 Light Industrial \$325,000  <b>Cathy Derr, CCIM</b></p>
<p><b>LEASE/SALE</b></p> <p><b>PRICE REDUCED</b></p> 	<p><b>1222 S Fillmore DOWNTOWN OFFICE</b>                  2,966 sf bldg. on 7,613 sf lot. (10) offices, conference room, reception &amp; (2) bathrooms. Signage &amp; visibility to the main thoroughfares of Downtown w/ direct access to I-27. Zoned LC - Light Commercial. \$3,000 / mo. or \$300,000.  <b>Miles Bonifield miles@gwamarillo.com</b></p>	<p><b>FOR SALE</b></p> 	<p><b>205 &amp; 207 N Tyler SHOP/WAREHOUSE</b>                  205: 1,888 sf \$750 / mo.                  207: 6,025 sf \$1,200 / mo.                  16,800 sf lot located near downtown. Zoned I-1 Light Industrial. Asking price \$190,000  <b>Gabe Irving, CCIM</b></p>

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## DONE DEALS - June 1, 2018

 <p style="writing-mode: vertical-rl; transform: rotate(180deg);"><b>LEASED</b></p>	<p><b>6900 I40 West</b> <b>THE ATRIUM AT COULTER RIDGE</b></p> <p>Executive office leased on the 3rd floor</p> <p>Lease negotiated by: Aaron Emerson, CCIM, SIOR</p>	 <p style="writing-mode: vertical-rl; transform: rotate(180deg);"><b>LEASED</b></p>	<p><b>301 S Polk</b> <b>THE AMARILLO BUILDING</b></p> <p>Executive office leased on the 6th floor.</p> <p>Lease negotiated by: Aaron Emerson, CCIM, SIOR</p>
 <p style="writing-mode: vertical-rl; transform: rotate(180deg);"><b>SOLD</b></p>	<p><b>2411 Amarillo Blvd West</b> <b>WAREHOUSE/RETAIL BUILDING</b></p> <p>2,400 sf building with concrete driveway, fenced yard, T8 lights, 110 plugs down the walls, showroom, 10' x 12' overhead door, 14' sidewalls and ADA bathroom</p> <p>Sale negotiated by: Miles Bonifield</p>	 <p style="writing-mode: vertical-rl; transform: rotate(180deg);"><b>LEASED</b></p>	<p><b>1216 SW 3rd</b> <b>SMALL SHOP/WAREHOUSE</b></p> <p>1,480 sf with 2 overhead doors, 1 office, fenced storage yard, storage trailer and floor drain</p> <p>Lease negotiated by: Gabe Irving, CCIM</p>
 <p style="writing-mode: vertical-rl; transform: rotate(180deg);"><b>LEASED</b></p>	<p><b>1001 N Forest</b> <b>FLEX SPACE WAREHOUSE</b></p> <p>12,000 sf leased. One 12' x 12' grade level overhead door, heated warehouse area, 14' clear ceiling heights, 8' interior wall metal skin and new lighting</p> <p>Landlord negotiations: Bo Wulfman Tenant negotiations: Miles Bonifield</p>	 <p style="writing-mode: vertical-rl; transform: rotate(180deg);"><b>LEASED</b></p>	<p><b>5801 I-40 West</b> <b>OFFICE</b></p> <p>750 sf office space Leased.</p> <p>Lease negotiated by: Ben Whittenburg for Landlord and Miles Bonifield for Tenant</p>
 <p style="writing-mode: vertical-rl; transform: rotate(180deg);"><b>LEASED</b></p>	<p><b>451 S Bonham St., Suite 500</b> <b>WAREHOUSE</b></p> <p>1,680 sf warehouse leased.</p> <p>Lease negotiated by Miles Bonifield</p>	 <p style="writing-mode: vertical-rl; transform: rotate(180deg);"><b>LEASED</b></p>	<p><b>600 Tyler, 9th Floor</b> <b>FIRST BANK SOUTHWEST TOWER</b></p> <p>495 sf office on 9th floor leased.</p> <p>Lease negotiated by: Aaron Emerson, CCIM, SIOR aaron@gwamarillo.com</p>
 <p style="writing-mode: vertical-rl; transform: rotate(180deg);"><b>LEASED</b></p>	<p><b>600 Tyler, 23rd Floor</b> <b>FIRST BANK SOUTHWEST TOWER</b></p> <p>2,150 sf office on 23rd floor leased.</p> <p>Lease negotiated by Aaron Emerson, CCIM, SIOR aaron@gwamarillo.com</p>	 <p style="writing-mode: vertical-rl; transform: rotate(180deg);"><b>LEASED</b></p>	<p><b>905 Fillmore</b> <b>OFFICE</b></p> <p>Lease terms extended &amp; space expanded.</p> <p>Lease negotiated by: Aaron Emerson, CCIM, SIOR aaron@gwamarillo.com</p>
 <p style="writing-mode: vertical-rl; transform: rotate(180deg);"><b>LEASED</b></p>	<p><b>600 Tyler, 9th Floor</b> <b>FIRST BANK SOUTHWEST TOWER</b></p> <p>488 sf office on 9th floor leased.</p> <p>Lease negotiated by: Aaron Emerson, CCIM, SIOR aaron@gwamarillo.com</p>	 <p style="writing-mode: vertical-rl; transform: rotate(180deg);"><b>LEASED</b></p>	<p><b>600 Tyler, 19th Floor</b> <b>FIRST BANK SOUTHWEST TOWER</b></p> <p>1,449 sf office on 9th floor leased.</p> <p>Lease negotiated by Aaron Emerson, CCIM, SIOR aaron@gwamarillo.com</p>
 <p style="writing-mode: vertical-rl; transform: rotate(180deg);"><b>LEASED</b></p>	<p><b>14521 I-27 #300</b> <b>WAREHOUSE</b></p> <p>6,250 sf warehouse leased.</p> <p>Lease negotiated by: Gabe Irving, CCIM</p>	 <p style="writing-mode: vertical-rl; transform: rotate(180deg);"><b>LEASED</b></p>	<p><b>212 N Polk</b> <b>WAREHOUSE</b></p> <p>8,400 sf warehouse with tall ceilings near downtown leased.</p> <p>Lease negotiated by: Miles Bonifield</p>
 <p style="writing-mode: vertical-rl; transform: rotate(180deg);"><b>LEASED</b></p>	<p><b>1834b N Western</b> <b>WAREHOUSE</b></p> <p>800 sf building in North Amarillo leased.</p> <p>Lease negotiated by Miles Bonifield</p>	 <p style="writing-mode: vertical-rl; transform: rotate(180deg);"><b>LEASED</b></p>	<p><b>600 Tyler, 9th Floor</b> <b>FIRST BANK SOUTHWEST TOWER</b></p> <p>2,698 sf office on 9th floor leased.</p> <p>Lease negotiated by: Aaron Emerson, CCIM, SIOR aaron@gwamarillo.com</p>
 <p style="writing-mode: vertical-rl; transform: rotate(180deg);"><b>LEASED</b></p>	<p><b>1720 Nelsen, Suite B</b> <b>WAREHOUSE</b></p> <p>1,800 sf warehouse leased. Zoned LC - Light Commercial.</p> <p>Lease negotiated by: Jeff Gaut</p>	 <p style="writing-mode: vertical-rl; transform: rotate(180deg);"><b>SOLD</b></p>	<p><b>4523 Canyon Dr</b> <b>Restaurant/Bar</b></p> <p>Fully equipped restaurant/bar with high visibility from I-27. Zoned LC - Light Commercial.</p> <p>Sale negotiated by: Gabe Irving, CCIM</p>