

AVAILABLE

GAUT · WHITTENBURG · EMERSON
Commercial Real Estate

GWAMARILLO.COM

806-373-3111

June 2023

NEW LISTINGS

Since 1899...

the Gaut name has represented a legacy of success and a commitment to excellence in the Amarillo commercial real estate market.



SALE/LEASE



**19300 W County Rd 34
WAREHOUSE/OFFICE**

13,500 sf: (3) 4,500 sf spaces, separately metered for each unit. Units are finished w/ office warehouse & restrooms. Outside city limits. \$1,600,000 or Lease: \$10 - \$12/ sf

Bo Wulfman, CCIM bo@gwamarillo.com

LEASE



**15724 & 15734 I-27
WAREHOUSES**

2,400 sf w/ office, restroom, fenced yard & (3) 14' x 14' grade level OH doors. Spray foam insulated w/15' sidewalls and 18' center peak. Signage on I-27 & Rockwell Rd. \$2,850/mo.

Ben Whittenburg ben@gwamarillo.com

**2901 LaFayette Lane
WAREHOUSE/UPSCALE OFFICE**

5,100 sf warehouse/upscale office on 1.75 acres. (5) offices, kitchen, warehouse, mezzanine w/ (3) additional offices & (3) 14' x 14' OH doors. Fully fenced & outside city limits \$3,500.00/ mo + NNN

Jeff Gaut jeff@gwamarillo.com



LEASE

**3311 Olsen
VERSITILE SPACE**

Foyer entrance office space, large open area break room. Existing beauty/nail salon w/ month-to-month lease operators. Sprinkler system Pole signage 92 parking spaces Zoned GR. \$799,000

Cathy Derr, CCIM cathy@gwamarillo.com



SALE

SALE/LEASE



**17701 Bold Venture
NEW CONSTRUCTION WAREHOUSE**

4,800 sf building w/ 1,500 sf office & 3,300 sf warehouse. 4 offices, reception, kitchen (3) 14' OH doors, drive-thru bay. Outside city limits. \$650,000 or \$5,200 / month

Gabe Irving, CCIM gabe@gwamarillo.com

LEASE



**Buccola & Soncy
THE MARKETS AT SONCY**

Ste 800: 2,716 sf: \$20/sf + \$3.70/sf NNN. in-line space, built out & move-in ready.
Ste. 900: 1,508 sf: \$18/sf + \$3.70/sf NNN. end-cap space w/ drive-thru ability. currently a shell.

Ben Whittenburg ben@gwamarillo.com

**2700 S Western
OFFICE CONDO**

1,190 sf w/ large reception area, 3-4 offices, 2 bathrooms, LED lighting replacement & natural light Recently painted space. Zoned PD \$195,000.00.

Miles Bonifield miles@gwamarillo.com



SALE

**4023 SW 49th
WAREHOUSE/OFFICE PROPERTY**

47,788 sf in (6) buildings, including warehouses & office spaces. (3) office buildings (8,838 sf) & (3) warehouses (38,900 sf). Zoning is LC - Light Commercial. \$3,350,000.

Jeff Gaut jeff@gwamarillo.com



SALE

LEASE PURCHASE



**1401 NE 24th
CONVENIENCE STORE/BUSINESS**

1,998 sf building for lease include a secure check-out area, cigarette dispenser rack, refrigeration fully equipped kitchen. Must purchase the business for \$170,000. Lease is \$3,000 / month

Cathy Derr, CCIM cathy@gwamarillo.com



SALE

**501 S Arthur
DISTRIBUTION FACILITY**

12,068 sf bldg on 1.92 acres. 5 offices, breakroom, bathrooms, & meeting room. Clear span warehouse w/ 1,500 sf cold storage. Zoned I-1 (Light Industrial) \$645,000.00

Jeff Gaut jeff@gwamarillo.com

**2511 S Arthur
STEEL BUILDING**

6,696 sf building with 3 offices and shop with (3) overhead doors. Zoned LC- Light Commercial. \$350,000 or \$3,700 / month.

Cathy Derr, CCIM cathy@gwamarillo.com



SALE/LEASE

**1219 W 3rd
SECURE CINDER BLOCK BUILDING**

4,000 sf building with 9' ceilings, 2 offices/storage, 1 restroom and 20+/- parking spaces. Zoned I-1. \$2,000 / month

Sheril Blackburn sheril@gwamarillo.com



LEASE

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June 2023 DONE DEALS



LEASED

3220 Church OFFICE/WAREHOUSE

8,906 sf office/warehouse. 2,500 sf office and 6,400 sf warehouse. Clear span insulated & heated warehouse w/ 14' sidewalls & 19' peak in the center & 10' x 10' grade level OH door.

Ben Whittenburg Jeff Gaut



SOLD

121 SW 8th DOWNTOWN OFFICE/RETAIL

8,136 sf office/retail location in Downtown Amarillo on a corner lot w/ great curb appeal. Large open retail/office area attached to a secured, temperature controlled parking garage.

Ben Whittenburg ben@gwamarillo.com



5512 Gem Lake Road THE FORUM AT GEM LAKE

1,650 sf end cap leased. Proven retail location leased to Grandpa's Donuts. Under new Ownership/Management. Other tenants include: T-Mobile, Wells Fargo, Men's Only Haircuts & Wing Stop.

Ben Whittenburg ben@gwamarillo.com



LEASED

2610 SE 10th MULTIPLE FLEX WAREHOUSES

Building 1 - 2,979 sf - Reception, 3 offices, breakroom. Building 2 - 1,750 sf office/retail space. Building 3 - 3,160 sf - 4 20' x 40' warehouse spaces.

Miles Bonifield miles@gwamarillo.com



SOLD



SOLD

1501 NE 3rd Commercial Lot

1.42 acres just west of Ross on NE 3rd Ave. Access from NE 3rd and N Roberts St. Strong industrial business area. Lot is zoned I-1.

Ben Whittenburg ben@gwamarillo.com



LEASED

4033 Canyon Drive RETAIL/SHOP/FENCED LOT

1,090 sf office building & 2,000 sf warehouse/shop. Shop building is fenced. Zoned Light Commercial

Bo Wulfman, CCIM Sheril Blackburn



3501 SW 45th TASCOSA PLAZA

2,700 sf front space w windows, (2) offices, (2) dressing rooms, (2) rear storage rooms & (1) 8' x 8' OH door in rear south storage area.

Bo Wulfman, CCIM bo@gwamarillo.com



LEASED

4105 Canyon Drive OFFICE/SHOP/FENCED LOT

Conveniently located off I-27 & Austin St. 4 offices, showroom, employee breakroom, restrooms. (2) large shop areas w/ (6) OH doors & fenced lot. LC zoning (Light Commercial)

Cathy Derr, CCIM cathy@gwamarillo.com



LEASED



LEASED

3333 S Coulter COULTER FORUM RETAIL CENTER

2,400 sf retail space leased. Notably, this center also houses popular tenants such as Texas Firehouse, Public House, Redwing Shoes, Edward Jones, and more.

Ben Whittenburg ben@gwamarillo.com

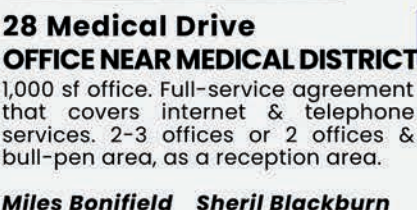


SOLD

Bushland Road COMMERCIAL LOT

1.31 acres north of the new Toot N Totum has sold for development of a new Family Dollar/Dollar Tree. Located outside the Cit limits in the rapid growing Bushland area.

Bo Wulfman, CCIM bo@gwamarillo.com



28 Medical Drive OFFICE NEAR MEDICAL DISTRICT

1,000 sf office. Full-service agreement that covers internet & telephone services. 2-3 offices or 2 offices & bull-pen area, as a reception area.

Miles Bonifield Sheril Blackburn



LEASED

10090 FM 1541 WAREHOUSE/OFFICE BUILDING

3,200 sf warehouse w/ office space & 8' x 8' OH Door. Drive through capability, 3 OH doors, 220 plugs, 15' sidewalls & 16' middle clearance. 1,950 sf warehouse w/ 2 OH doors, fenced yard.

Miles Bonifield miles@gwamarillo.com



LEASED



LEASED

501 SW 6th Ave. DOWNTOWN CORNER RETAIL

Located just west of downtown at 6th & Jackson, includes covered parking for approximately 14 vehicles, 10-20 open area parking spaces, a fully fenced, well-lit area, two entrances w/ rolling gates, HC (Heavy Commercial) zoning.

Gabe Irving, CCIM



SOLD

Section 91 - Vista View Lane DEVELOPMENT TRACT

659 acres sold to local developer for future development. Located on Vista View Lane & Twin View Rd. directly north of Eagle Tree Subdivision.

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