

GAUT · WHITTENBURG · EMERSON

Commercial Real Estate

NEW LISTINGS - MARCH 1, 2019

 <p>FOR SALE</p>	<p>910 SW 4th LAND 9,112 sf bldg. 1.9 ac lot on high traffic corner at SW 3rd & Adams. Great industrial or retail location. Property includes 4 buildings. Priced at land value. Zoned I-1 Light Industrial. \$349,000 or \$4.22/sf Ben Whittenburg ben@gwamarillo.com</p>	 <p>LEASE/SALE</p>	<p>6007 SW 45th FREE STANDING RESTAURANT 2,190 sf bldg. on 26,050 sf lot. High visibility from SW 45th & Bell. Kitchen w/ some equipment, drive through, two bathrooms, convenient egress/ingress & great parking ratio. Zoned LC - Light Commercial. \$369,000 or \$2,500 / mo. NNN Miles Bonifield miles@gwamarillo.com</p>
 <p>LEASE/SALE</p>	<p>2226 SE 27th MULTI USE BUIDLING 12,525 sf bldg. Currently utilized as a fitness center. Lobby, 4 offices, locker rooms, childcare area, OH door, full fire sprinkler system, security system, stained concrete floor, asphalt parking. Zoned GR - General Retail. \$625,000 or Lease for \$4.75sf/yr. (NNN). Bo Wulfman, CCIM</p>	 <p>FOR LEASE</p>	<p>34th & Coulter SUMMIT SHOPPING CENTER Suite 1: 1,755 sf - End cap space on 34th w/ drive-thru. Currently a drycleaners but can be redeveloped. Suite 2: 1,742 sf - Former liquor store w/ coolers in place. Suites 1 & 2 can be combined for a total of 3,497 sf. Zoned GR - General Retail Rates Negotiable. Ben Whittenburg</p>
 <p>FOR LEASE</p>	<p>2203 S Austin RESTAURANT 4,154 sf bldg. 1.05 ac lot. Near Wolflin Village, Formerly occupied by BL Bistro/The Gem. High-end buildout, ready for occupancy. Some restaurant equipment included. Zoned PD - Planned Development. \$6,610 / mo. (NNN) Ben Whittenburg / Cathy Derr, CCIM</p>	 <p>FOR SALE</p>	<p>617 N Tyler LAND - FENCED CORNER LOT 8,400 sf lot located on the corner of NE 7th & Taylor. Fully fenced with 8' cedar fence and rolling gate. Storage buildings are not included in sale. Frontage of 60' on Taylor & 140' on NE 7th. Zoned Light Industrial. \$29,500. Gabe Irving, CCIM</p>
 <p>LEASE/SALE</p>	<p>813 SW 3rd MULTI USE PROPERTY 25,000 sf bldg. at 3rd & Adams high traffic industrial area. Located on .95 acres & adjacent (4) lots (16,800 sf). Brick veneer, floor drains, (5) 16' OH doors, (15) offices, (4) restrooms & receptionist area. Zoned I-1 Light Industrial. 7,350 / mo. + NNN or \$845,000 Cathy Derr, CCIM</p>	 <p>FOR LEASE</p>	<p>1800 Hughes FREE STANDING OFFICE ON I-40 1,508 sf office. 1 block west of I-40 & Washington intersection. Signage visible from I-40. 2 offices, large bull pen area, large reception area, conference room & 2 restrooms, small storage area. Zoned O-2 Office District 2. \$1,950 / mo. Cathy Derr, CCIM</p>
 <p>FOR LEASE</p>	<p>516 SW 47th OFFICE 2,450 sf bldg. on a 4,380 sf lot. 1 block east of Washington on 47th. Reception area w/ granite, 2-3 office spaces, storage rm w/ potential of garage door, kitchenette, bullpen area, conference rm, attic space. Zoned I-1 Light Industrial. \$2,000 / mo. Miles Bonifield miles@gwamarillo.com</p>	 <p>LEASE/SALE</p>	<p>213 & 219 DESCRIPTION 7,933 sf bldg. on 16,800 sf lot. 6 offices, (2) 14' x 12' garage doors, barrel ceiling & good amount of parking. Located near the new Multi-Purpose Event Center. Zoned CBD - Central Business District. \$3,500 / mo. or \$325,000. Miles Bonifield miles@gwamarillo.com</p>
 <p>LEASE/SALE</p>	<p>2500 SW 6th WAREHOUSE/OFFICE/SHOWROOM 5,625 sf building on 7,000 sf corner lot. Very nice (990 sf) office/showroom in front with built ins and (4,635 sf) open warehouse in back. Small fenced yard. Zoned I-1. \$249,000 or \$2,150 / month. Ben Whittenburg ben@gwamarillo.com</p>	 <p>FOR SALE</p>	<p>I-27 at Rockwell Road TIMBERCREEK OFFICE PARK Newly developed industrial/office pad sites on I-27, north of Greg Lair GMC/Rockwell Rd. Small lots available w/ I-27 frontage. Lots from 1.04 acres to 1.16 acres & could be combined. \$3.50 - \$4 / sf Ben Whittenburg ben@gwamarillo.com</p>
 <p>FOR LEASE</p>	<p>11807 I-27 CHOICE BUSINESS PARK SHOP/WAREHOUSE First generation space. 8' x 8' building signage allowed - visible to I-27. Each space is 29' x 42' w/ (1) 12' x 14' overhead door. Large shared storage yard. \$775 - \$850/month Gabe Irving, CCIM</p>	 <p>FOR SALE</p>	<p>1410 S. Madison OFFICE 2,344 sf office on 11,325 sf lot. Remodeled home converted into office with 8 offices. Located at 15th & Madison. \$1,500 / month Jeff Gaut jeff@gwamarillo.com</p>
 <p>FOR LEASE</p>	<p>803 S Polk DOWNTOWN OFFICE/RETAIL 3,000 sf, 2 story building, 4 cubicle stations, 2 office upstairs, storage area. Hardwood floors and central HVAC. \$2,000 / month Cathy Derr, CCIM cathy@gwamarillo.com</p>	 <p>FOR SALE</p>	<p>CARWASH & SELF STORAGE Three Self Serve Carwash Locations: 3101 Amarillo Blvd East, 1907 SE 13th & 4604 SW 45th. One Self Storage Complex: 1925 SE 13th Excess Land: 4470 Ridgecrest & 1935 SE 13th Ave. \$1,105,425.00 Bo Wulfman, CCIM bo@gwamarillo.com</p>
 <p>FOR SALE</p>	<p>3307 I-40 WEST LAND / I-40 VISIBILITY 16,388 sf lot on I-40. Great location located just after the Paramount exit from I-40 and 60' from the stoplight making this lot highly visible. 296' of frontage. Zoned Light Commercial. \$169,000. Jeff Gaut Jeff@gwamarillo.com</p>	 <p>FOR SALE</p>	<p>6055 I-40 EAST WAREHOUSE ON I-40 19,250 sf. Clear span warehouse w/ 21' sidewalls /26' peak, firewall between warehouse spaces. 3 dock doors, humidity & climate controlled, overhead fire suppression system & 460v/3 phase electrical. \$1,800,000. Miles Bonifield</p>

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DONE DEALS - MARCH 1, 2019

 <p>SOLD</p>	<p>12940 S. Coulter COMMERCIAL LAND</p> <p>1.4 acre lot sold. Coulter frontage with visibility from I-27. Located outside the city limits.</p> <p>Sale negotiated by Gabe Irving, CCIM</p>	 <p>LEASED</p>	<p>600 S. Tyler OFFICE SUITE</p> <p>4,060 sf leased on the 18th floor. Leased negotiated by: Aaron Emerson, CCIM SIOR</p>
 <p>SOLD</p>	<p>406 S. Polk DOWNTOWN OFFICE BUILDING</p> <p>15,968 sf office building.</p> <p>Sale negotiated by Ben Whittenburg</p>	 <p>LEASED</p>	<p>112 S Tyler FIRST FLOOR OFFICE SUITE</p> <p>4,395 sf office on the first floor of the Eagle Center</p> <p>Leased negotiated by Miles Bonifield</p>
 <p>LEASED</p>	<p>99 N Tyler WAREHOUSE</p> <p>23,591 sf warehouse on 3.91 acres leased.</p> <p>Leased negotiated by: Aaron Emerson, CCIM SIOR for the Landlord and Miles Bonifield for the Tenant.</p>	 <p>SOLD</p>	<p>218 N Grand WAREHOUSE</p> <p>4,000 sf warehouse with office and large fenced yard. 1.5 acres. Zoned HC. Heavy Commercial</p> <p>Seller represented by Ben Whittenburg. Buyer represented by Gabe Irving, CCIM</p>
 <p>SOLD</p>	<p>34th & Western THE MAYCO SHOPPING CENTER</p> <p>29,100 sf retail center sold to local investor.</p> <p>Sale Negotiated by Cathy Derr, CCIM</p>	 <p>SOLD</p>	<p>100 & 102 S. Bowie WAREHOUSE AND OFFICE</p> <p>7,675 sf in 2 buildings on .46 acre corner lot. Zoned I-1 Light Industrial.</p> <p>Sale negotiated by Miles Bonifield for the Seller and Jeff Gut for the Buyer</p>
 <p>LEASED</p>	<p>3201 Wolflin FREE STANDING RETAIL BLDG.</p> <p>8,402 sf retail building leased. Pole signage and visible from I-40.</p> <p>Leased negotiated by Ben Whittenburg</p>	 <p>LEASED</p>	<p>600 S. Tyler FIRST BANK SOUTHWEST TOWER</p> <p>Tenant expanded from 545 sf to 1,149 sf.</p> <p>Leased negotiated by Aaron Emerson, CCIM, SIOR</p>
 <p>LEASED</p>	<p>600 S. Tyler FIRST BANK SOUTHWEST TOWER</p> <p>871 sf office suite leased.</p> <p>Leased negotiated by Aaron Emerson, CCIM, SIOR</p>	 <p>LEASED</p>	<p>1001 N. Forest WAREHOUSE SPACE</p> <p>Lease on 6,000 sf warehouse renewed.</p> <p>Landlord represented by Bo Wulfman, CCIM and Tenant represented by Miles Bonifield.</p>
 <p>LEASED</p>	<p>2620 S. Kentucky OFFICE SPACE</p> <p>1,726 sf office space leased.</p> <p>Cathy Derr, CCIM negotiated for the Tenant</p>	 <p>LEASED</p>	<p>101 S. Ong WAREHOUSE</p> <p>2,250 sf warehouse lease renewed.</p> <p>Lease negotiated by Cathy Derr, CCIM</p>
 <p>LEASED</p>	<p>3501 S. Soncy MEDICAL OFFICE</p> <p>2,526 sf medical office suite leased.</p> <p>Miles Bonifield negotiated for the Tenant</p>	 <p>LEASED</p>	<p>421 SE 34th WAREHOUSE</p> <p>40,000 sf warehouse located just east of I-27 leased.</p> <p>Leased negotiated by Ben Whittenburg</p>
 <p>LEASED</p>	<p>600 S Tyler FIRST BANK SOUTHWEST TOWER</p> <p>1,416 sf office leased renewed.</p> <p>Leased negotiated by Aaron Emerson, CCIM, SIOR</p>	 <p>LEASED</p>	<p>600 S Tyler FIRST BANK SOUTHWEST TOWER</p> <p>10,200 sf leased. Entire 26th floor leased.</p> <p>Leased negotiated by Aaron Emerson, CCIM, SIOR</p>