

# GAUT · WHITTENBURG · EMERSON

## Commercial Real Estate

### NEW LISTINGS - MARCH 2022

**SALE/LEASE**

**508 S Jackson INDUSTRIAL**  
 9,297 sf at the intersection of 5th & Jackson. Includes: 2 offices, reception area, restroom w/ shower, (2) 14' overhead doors & fenced yard. Zoned CBD - Central Business District. \$745,000 or \$4,800/mo.  
 Aaron Emerson, CCIM, SIOR  
 aaron@gwamarillo.com

**FOR SALE**

**6817-C Wolflin Ave MEDI-PARK APARTMENTS**  
 9,842 sf (12) 2 bd/1 ba apartment complex, just off Wolflin Ave & Hardy St. Two story, pitched roof w/ central HVAC. Washer/dryer furnished in each unit. Zoned PD - Planned Development. \$850,000  
 Cathy Derr, CCIM  
 cathy@gwamarillo.com

**FOR LEASE**

**7684 SW 81st 81ST STREET BUSINESS PARK**  
 (8) 1,500 sf new construction warehouses, just west of Coulter St. 1 mile to Soncy & 1/2 miles to Hollywood (Loop 335) or Arden Rd. Includes 14' overhead doors & fenced storage yard. \$1,200/mo.  
 Gabe Irving, CCIM  
 gabe@gwamarillo.com

**FOR LEASE**

**805 S Bryan INDUSTRIAL W/ OFFICE**  
 5,000 sf just off 8th & S Georgia St. Includes: 2,000 sf office w/ 5 offices, 2 restrooms, waiting area, & reception area. 3,000 sf warehouse w/ 16' sidewalls, 12' overhead door, & floor drain. Zoned I-1 - Light Industrial. \$2,500/mo.  
 Gabe Irving, CCIM  
 gabe@gwamarillo.com

**FOR SALE**

**I-27 & 4th Ave, Canyon TX LAND**  
 1.75 acres at the SW intersection of I-27 & 4th Ave in Canyon TX. Allsup's Convenience store / gas station is coming soon to the adjacent lot to the East. 310' frontage on 4th, & great visibility from I-27. \$6/sf.  
 Jeff Gaut  
 jeff@gwamarillo.com

**FOR LEASE**

**END CAP AVAILABLE**

**2326 Lakeview Dr END CAP OFFICE**  
 2,400 sf just south of I-40 & west of Paramount St. Includes: 4 offices, 2 restrooms, waiting area, conference room, break room, file room, & garage. Zoned LC - Light Commercial. \$1,350/mo.  
 Cathy Derr, CCIM  
 cathy@gwamarillo.com

**FOR LEASE**

**3505 Olsen Blvd OLSEN PARK OFFICE COMPLEX**  
 839 - 6,363 sf just off Western St in SW Amarillo. Easy access to I-40, Western St, & Paramount Blvd. High retail/ office corridor. Includes: common break room, conference room, signage & ample parking. \$13 sf/yr. (Full Service).  
 Miles Bonifield  
 miles@gwamarillo.com

**FOR LEASE**

**2806 Duniven - Booth Space #5 RETAIL**  
 130 sf (10' x 13') booth space in established salon building. Includes: utilities, individual room w/ lock, sink, & plumbing for pedicures. Zoned LC - Light Commercial. \$100/week.  
 Cathy Derr, CCIM  
 cathy@gwamarillo.com

**FOR SALE**

**46th, east of Washington St LAND**  
 4.56 acres on 46th St, between 46th & 47th, just east of Washington St. w/ easy access to I-27. Flat & ready to be built on. Sewer & water available on 46th. 520' frontage on 46th.  
 Zoned I-1 - Light Industrial. \$500,000  
 Miles Bonifield  
 miles@gwamarillo.com

**FOR LEASE**

**8101 S Soncy SONCY BUSINESS PARK**  
 1,200 - 2,400 sf warehouse buildings at Soncy & SW 81st w/ easy access along Loop 335 to I-27, I-40 & Coulter. Includes: overhead doors, central heat & air, 220V plugs, & 3 phase electric. \$1,100 - \$1,200/mo.  
 Gabe Irving, CCIM  
 gabe@gwamarillo.com

**FOR SALE**

**4800 East Amarillo Blvd WAREHOUSE W/ OFFICE**  
 21,600 sf warehouse on Amarillo Blvd just west of Eastern St. Includes a separate 1,510 sf office/concession stand building. Currently operating as East Amarillo Blvd Market (open on weekends). \$1,400,000  
 Cathy Derr, CCIM  
 cathy@gwamarillo.com

**FOR LEASE**

**817 S Polk OFFICE**  
 2,700 sf on S Polk & 9th St. 1st floor space in the Historic Paramount Building w/ 6 offices, reception area, bullpen, on-site maintenance, & security system. Other Tenants include Palace Coffee & Rain Sushi Bar. Zoned - CBD Central Business District. \$20sf/yr (Full Service)  
 Miles Bonifield miles@gwamarillo.com

**FOR LEASE**

**4205 Ridgcrest OFFICE**  
 2,400 sf just north of 45th & Western St. Adjacent to Randall County Annex. Includes: 5 newly renovated offices, break room, kitchen, restroom, file room, & conference room. Great for medical office, tax office, or accounting office. Zoned GR - General Retail. \$2,700/mo.  
 Jeff Gaut jeff@gwamarillo.com

**FOR LEASE**

**3220 Church Ave WAREHOUSE W/ OFFICE**  
 8,906 sf on the corner of Church Ave & Lakeview Dr, one block off I-40. Includes: 10' x 10' grade level door, 14' sidewalls, 15' peak, insulated, 2 private offices, conference room, & kitchen, & 2 restrooms. Zoned LC - Light Commercial. \$3,500/mo.  
 Ben Whittenburg ben@gwamarillo.com

**FOR SALE**

**5905 Canyon Dr FLEX INDUSTRIAL**  
 17,024 sf just off Canyon Dr & Hillside w/ access from Western St. High traffic area on Western & Canyon Dr. Includes: offices, showroom, & warehouse space w/ fenced yard. Can be split into 3 sections. Zoned LC - Light Commercial. \$1,250,000.  
 Miles Bonifield miles@gwamarillo.com

**FOR LEASE**

**4010 Beacon Rd NEW CONSTRUCTION SHOPS**  
 (7) 30' x 50' (1,500 sf) shops outside the city limits at the NE corner of S Western & Beacon. Includes: 14' Overhead doors, 15' sidewalls, fenced storage yards, & spray foam insulated. Units can be combined to 3,000 sf. \$1,000 - \$1,100/mo.  
 Gabe Irving, CCIM  
 gabe@gwamarillo.com

**FOR LEASE**

**803 S Garfield WAREHOUSE**  
 29,498 sf just north of SE 10th on Garfield. Includes: (5) 10' to 15' dock high & grade level doors, loading docks & ramps, 1,500 sf office, 2 restrooms, & 12' sidewalls.  
 Zoned I-1 - Light Industrial. \$5,000/mo.  
 Gabe Irving, CCIM  
 gabe@gwamarillo.com

**FOR SALE**

**6022 SW 48th WAREHOUSE**  
 30,286 sf just off of Bell St at 48th. Includes: 237' frontage on SW 48th Ave, 325' depth, 69 parking spaces, & access to Bell via Parkside Dr. & 48th. Zoned LC - Light Commercial. \$2,350,000 (\$78/sf)  
 J. Gaut, CCIM, SIOR j@gwamarillo.com



# GAUT · WHITTENBURG · EMERSON

Commercial Real Estate

## DONE DEALS - MARCH 2022



**LEASED**

**3350 Olsen Blvd Suite 2000  
OFFICE W/ WAREHOUSE**  
25,250 sf just west of Paramount & south of I-40 & Western. High traffic area. Zoned LC - Light Commercial.

Lease negotiated by  
**Ben Whittenburg**  
ben@gwamarillo.com



**LEASED**

**4010 Beacon Dr  
INDUSTRIAL**  
9,000 total sf at the NE corner of S Western & Beacon. Easy access to I-27 on Sundown Lane. +/- 1 mile to Loop 335 /Hollywood Rd and I-27. 145' frontage on Beacon.  
Lease negotiated by  
**Gabe Irving, CCIM**  
gabe@gwamarillo.com



**LEASED**

**7701 SW 81st #310  
HODGES BUSINESS PARK**  
1,250 sf new construction warehouse, near Coulter, Soncy, & Loop 335 to I-27. Includes 12'-14' overhead doors & fenced storage yard. Only one left!

Lease negotiated by  
**Gabe Irving, CCIM**  
gabe@gwamarillo.com



**LEASED**

**7684 SW 81st #400  
INDUSTRIAL**  
1,500 sf just west of Coulter St. 1 mile to Soncy & 1/2 miles to Hollywood (Loop 335) or Arden Rd. Includes: 14' overhead doors, & fenced storage yard.  
Lease negotiated by  
**Gabe Irving, CCIM**  
gabe@gwamarillo.com



**SOLD**

**500 S Harrison  
INDUSTRIAL OFFICE**  
13,200 sf at the intersection of 5th & Harrison in Downtown Amarillo. Includes: 5 offices, 4 restrooms, 3 overhead doors, bedroom w/ closet, & utility hook up.  
Zoned CBD - Central Business District.  
Sale negotiated by  
**Miles Bonifield miles@gwamarillo.com**



**SOLD**

**3401 S Georgia St  
LAND**  
18,295 sf at 34th and Georgia. Adjacent from brand new Toot N' Totum. 135' frontage on Georgia & 135' frontage on 34th.  
Zoned GR - General Retail.  
Sale negotiated by  
**Jeff Gaut**  
jeff@gwamarillo.com



**LEASED**

**1619 S Kentucky Suite C318  
RESTAURANT**  
6,314 sf in busy center at the intersection of I-40 & Georgia. Convenient parking throughout. Beautiful courtyard & mature landscaping.  
Zoned PD - Planned Development.  
Lease negotiated by  
**Cathy Derr, CCIM**  
cathy@gwamarillo.com



**LEASED**

**7620 Hillside Suite 300  
MARKETS AT HILLSIDE**  
1,800 sf, on Hillside, between Coulter & Soncy. Space is newly renovated. Highly desirable retail corridor w/ great demographics.  
Zoned GR - General Retail.  
Lease negotiated by  
**Ben Whittenburg**  
ben@gwamarillo.com



**SOLD**

**3312 SW 45th Ave  
INDUSTRIAL**  
7,708 sf on SW 45th just west of I-27 in a central location. Includes: 6 offices, 2 restrooms, 2 overhead doors, floor drain, & fenced yard.  
Zoned LC - Light Commercial.  
Sale negotiated by  
**Miles Bonifield**  
miles@gwamarillo.com



**SOLD**

**Amarillo Blvd & Plum Creek  
LAND**  
35,000 sf located at the corner of Amarillo Blvd and Plum Creek. Property is going to be developed into a Starbucks. Adjacent property available for sale. Zoned GR - General Retail.  
Sale negotiated by  
**Ben Whittenburg**  
ben@gwamarillo.com

# GAUT · WHITTENBURG · EMERSON

## Property Management



**THE ATRIUM AT COULTER RIDGE**  
6900 I-40 West



**SOUTHTREE OFFICE PARK**  
5809 S Western

**Aaron Emerson, CCIM, SIOR**

**806-373-3111**

**GWAMARILLO.COM**



**ZACHRY BUILDING**  
5601 I-40 West



**WELLS FARGO BUILDING**  
905 S Fillmore



**WELLINGTON OFFICE PARK**  
1616 S. Kentucky



**FIRSTBANK SOUTHWEST TOWER**  
600 S Tyler