

# GAUT · WHITTENBURG · EMERSON

Commercial Real Estate



**806-373-3111**  
GWAMARILLO.COM



# FOR SALE OR LEASE

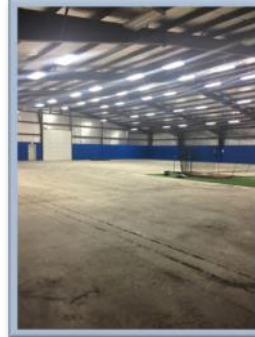
**10701 UH 60,  
Canyon, TX**

## WAREHOUSE



**BUILDING SIZE:** 18,000 sf Warehouse  
**YEAR BUILT:** 2014  
**LOT SIZE:** 2.5 acres (up to 10 acres available)  
**TAXES:** \$7,438.36 / year  
**LEASE RATE:** \$5,500/month + utilities  
**ASKING PRICE:** \$725,000

- 1,620 sf of office/showroom/conference room space w/ 2 bathrooms. All heated and cooled
- Approximately 16,380 sf of warehouse space (artificial turf has been removed)
- Finished out sidewall with plywood boards
- 2 over head doors 14' x 14'
- 16' sidewall height 25' middle clearance
- Septic
- Gas available but not connected to the building
- Abundance of lighting in the warehouse
- Survey available



This information has been secured from sources we believe to be reliable, but we make no representation or warranties, expressed or implied, as to the accuracy of the information. References to measurements are approximate. Buyer must verify the information and bears all risks for inaccuracies.

This property is represented by:  
Miles Bonifield  
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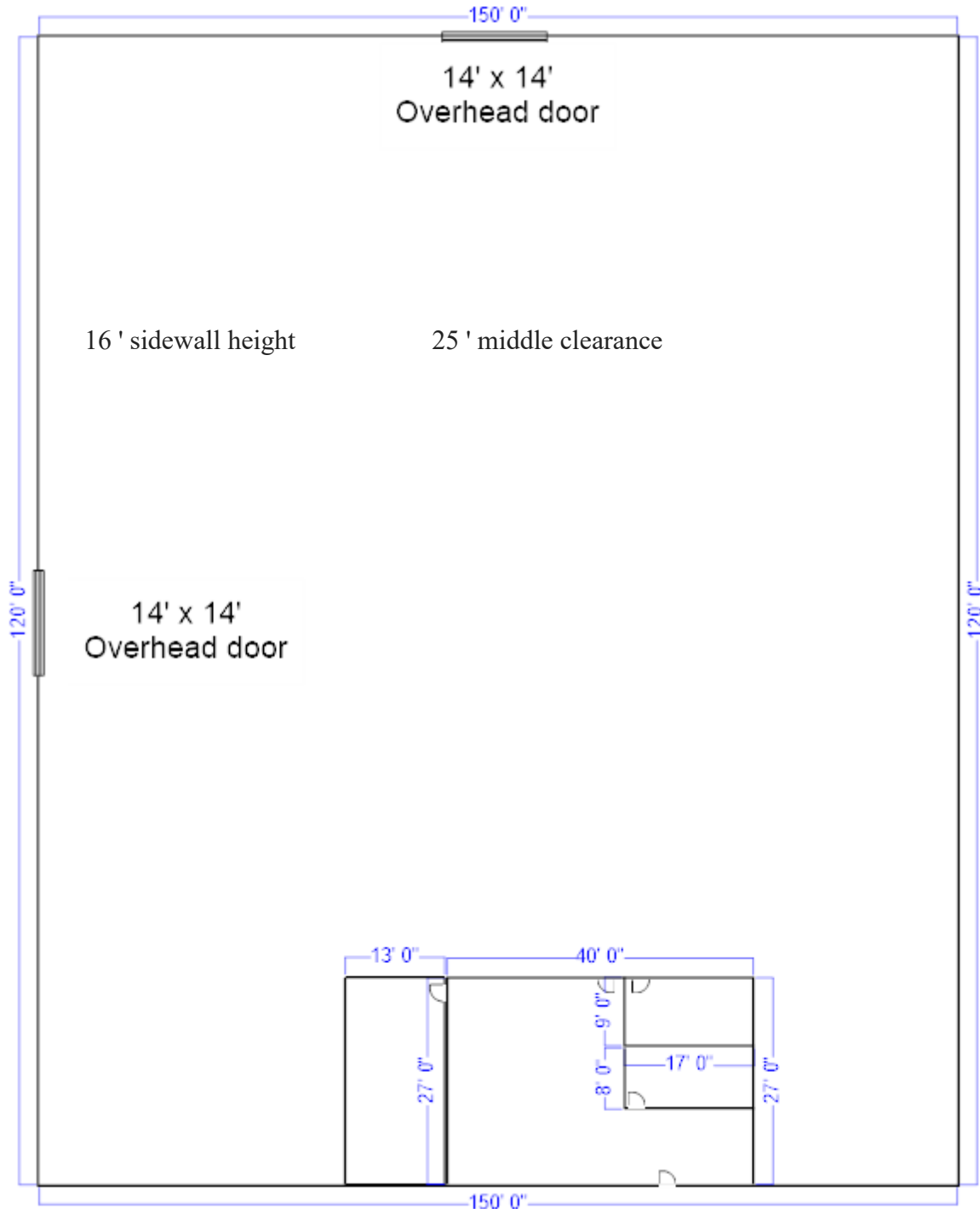


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