

# GAUT · WHITTENBURG · EMERSON

Commercial Real Estate



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



## FOR SALE OR LEASE

**13510 FM 2590,  
AMARILLO, TX**

### Warehouse



**BUILDING SIZE:** 12,200 sf in (2) buildings  
**YEAR BUILT:** 2016  
**LOT SIZE:** 47,480 sf  
**ZONING:** Outside City Limits  
**LEASE RATE:** \$800.00 / month per 1,500 sf  
**ASKING PRICE:** \$750,000.00

#### Building 1 - 3,200 sf

Currently leased to Javco Construction

- Nice space with textured walls, nice bathroom & HVAC system
- (2) radiant heaters in the warehouses
- Shop bathroom
- R11 insulation
- (2) 12' x 14' overhead doors

#### Building 2 - 9,000 sf (50' x 180')

- 1,500 sf available for lease
- 12' x 14' overhead doors
- 16' clearance,
- 20' center height
- 220V capability

#### Property includes:

- (1) well
- (1) septic
- Concrete driveway



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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<b>LEASED</b> <b>E</b> <b>1,500 sf</b>	<b>LEASED</b> <b>F</b> <b>1,500 sf</b>	<b>AVAILABLE</b> <b>G</b> <b>1,500 sf</b>	<b>LEASED</b> <b>H</b> <b>1,500 sf</b>	<b>LEASED</b> <b>J</b> <b>1,500 sf</b>	<b>LEASED</b> <b>K</b> <b>1,500 sf</b>
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