

GAUT · WHITTENBURG · EMERSON

Commercial Real Estate

806-373-3111
GWAMARILLO.COM



FOR LEASE

1601 SW 8th Ave,
Amarillo, TX

OFFICE/WAREHOUSE/SHOP



BUILDING SIZE: 2,112 sf total

ZONING: I-1 Light Industrial

LEASE RATE: \$1,100/month + utilities

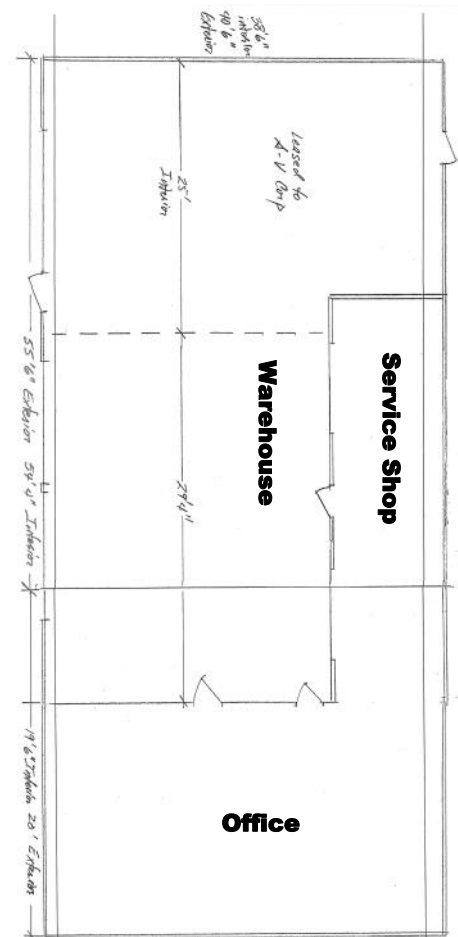
- SW corner of 8th & Travis
- Outside repainted in 2016
- North office parking lot paved in 2016
- East parking lot repaved in 2017
- 2 bathrooms (1 bath for office, 1 bath for warehouse)

Office(s) - 810 sf

- 20' x 40' Large reception, office, restroom
- New carpet
- Fresh paint
- Projection screen painted on one wall
- Lighting in front office has a dimmer circuit for conference room use with projector
- Unisex bathroom
- Central HVAC
- Security System can be partitioned and monitored for lessor
- Wired for data and telephone system

Warehouse (30' x 40') - 1,302 sf

- Warehouse shared with A-V Corp.
- A wall or chain link fence will be installed between lessor and A-V area.
- (2) 10' roll up doors for east loading/unloading
- Service shop can be dust-free warehouse
- Service shop has heat and air fed from office HVAC system
- Gas heater for warehouse
- Security system on same partition as the office
- Wired for security cameras
- Work station office with central HVAC



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:
Gabe Irving, CCIM
gabe@gwamarillo.com • 806-373-3111