

GAUT · WHITTENBURG · EMERSON

Commercial Real Estate

806-373-3111
GWAMARILLO.COM



FOR LEASE

1945 SE 11th
Amarillo, TX

Warehouse with Office



BUILDING SIZE: 12,736 sf
YEAR BUILT: 1979
LOT SIZE: 24,500 sf
FRONTAGES: 175' on 11th
140' on Willow
ZONING: HC - Heavy Commercial
LEASE RATE: \$3,500/month
+ taxes/insurance (\$660/month)
and utilities

- 9,636 sf warehouse plus a 3,100 sf office
- Warehouse is insulated, clear span with 16' sidewalls and 18' peak
- Warehouse is heated with (2) 9' x 10' dock doors and a 8' x 10' grade level door (Expandable)
- Office area has a large secretarial/open work room with restroom, conference room with sink and built-ins, large storage room/office, warehouse manager's office with view to warehouse, and executive office with private restroom, fireplace and built-ins.
- Fenced outdoor storage/yard spaces



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:
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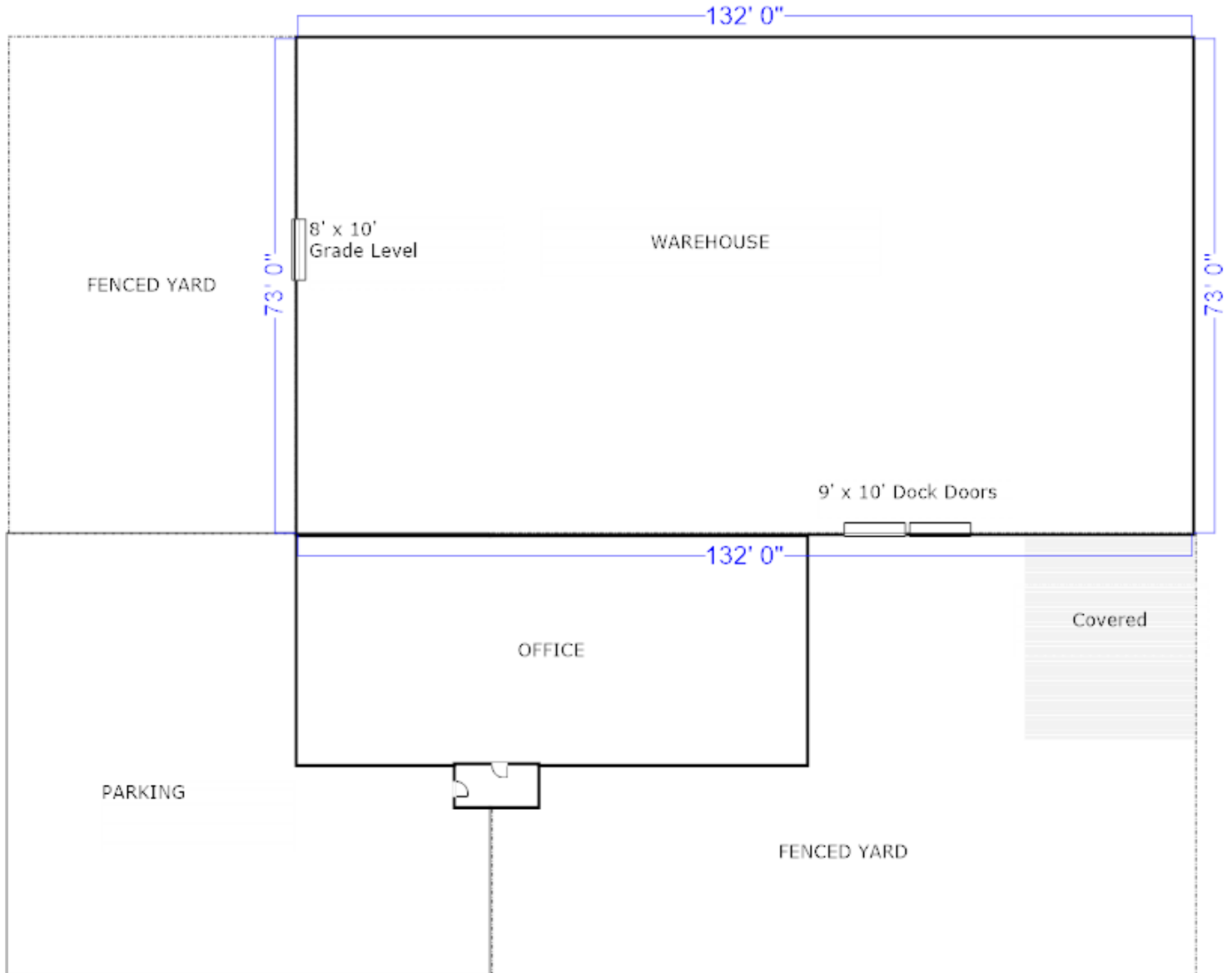
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