

# GAUT · WHITTENBURG · EMERSON

Commercial Real Estate

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



# FOR LEASE

2001 NE 3rd  
Amarillo, TX

## OFFICE/WAREHOUSE



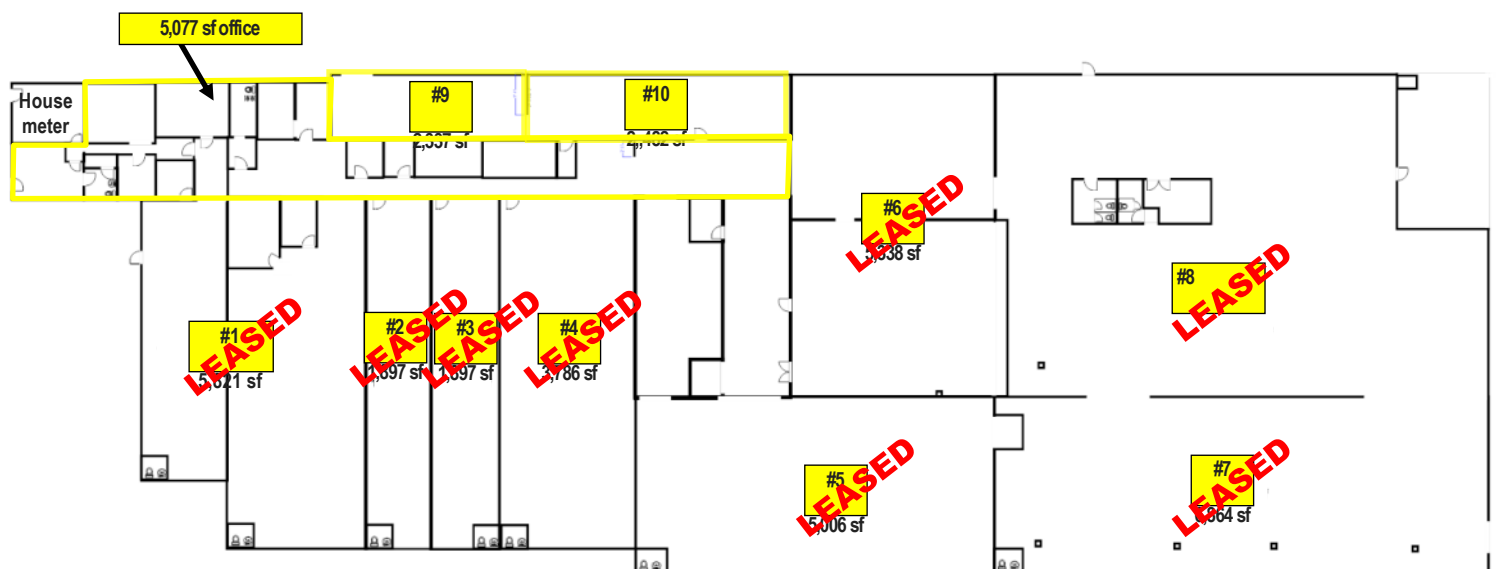
**BUILDING SIZE:** 54,781 sf  
**YEAR BUILT:** 1947  
**ZONING:** I-2 Heavy Industrial  
**TRAFFIC COUNT:** 4,533 cars per day  
on NE 3rd  
**LEASE RATES:** \$1.25 / sf + utilities

# 9 - 2,337 sf warehouse: \$243.44 / month  
+ utilities

#10 - 2,482 sf warehouse: \$258.54 / month  
+ utilities

5,077 sf office area: \$528.85 / month  
+ utilities

- Office / Warehouse space
- Separately metered – Tenant pays utilities
- Separate restroom in each unit
- House meter - hallway & all restrooms



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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