

**GAUT • WHITTENBURG • EMERSON**

Commercial Real Estate

**806-373-3111**

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**FOR SALE OR LEASE**

**305 S. Bivins, Amarillo, TX**

**INDUSTRIAL WAREHOUSE**



**BUILDING SIZE:** 3,696 sf  
**LOT SIZE:** 10,360 sf  
**YEAR BUILT:** 1987 updated in 2004  
**ZONING:** HC - Heavy Commercial  
**TAXES:** \$927.54/yearly  
**LEASE RATE:** \$1,500/month + utilities  
**ASKING PRICE:** \$145,000

- 60' x 60' warehouse
- Restroom
- Dock high warehouse with two overhead doors and fenced yard space
- Dock high ramp for vehicle access
- 2 story office
- 16' sidewalls
- 12' overhead doors

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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