

GAUT · WHITTENBURG · EMERSON

Commercial Real Estate



806-373-3111
GWAMARILLO.COM



FOR SALE

**3333 SE 3rd Ave.,
Amarillo, TX**

Warehouse / Distribution Center



BUILDING SIZE: 28,254 sf

LOT SIZE: 4.34 acres

ZONING: I-1 Light Industrial

TAXES: \$14,244.85 / year

ASKING PRICE: \$800,000.00

Warehouse: +/- 25,254 sf

- (3) separate refrigerated / controlled temperature areas
- Interior grade level loading area with (2) 20' x 14' grade level doors
- (1) dock high door
- Rail access with private spur and (2) loading docks
- (2) fenced yards on either side of warehouse

Also included:

- All office furniture
- Complete security system with (13) cameras
- All warehouse racking material
- Several panel trailers for additional yard storage

Office: +/- 3,000 sf

- Lobby / reception area
- (4) private offices
- Conference room
- Break room
- Bullpen work area
- Drivers room
- 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:
BO WULFMAN, CCIM
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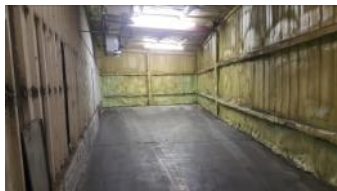
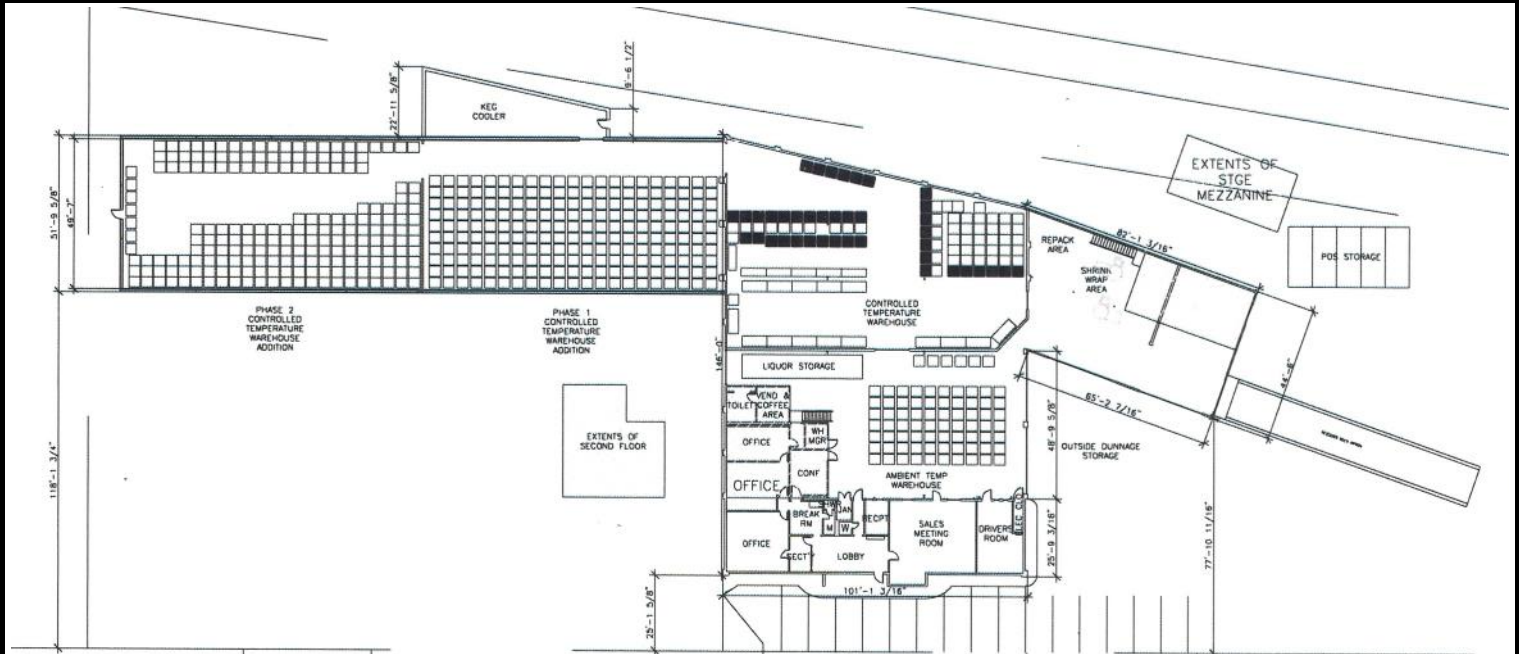


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