

# GAUT · WHITTENBURG · EMERSON

Commercial Real Estate



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



## FOR LEASE

**409 S Lakeside  
Amarillo, TX**

### Shop



**BUILDING SIZE:** 4,500 sf  
**LOT SIZE:** 45,825 sf  
**ZONING:** I-1  
**LEASE RATE:** \$4,500 / month / NNN

- Large drive thru shop with (4) 12' x 14' overhead doors.
- Two office and two restrooms.
- Mezzanine storage.
- Large fenced lot.
- 1/8 mile north of I-40, just north of Pilot Truck Stop.
- Easy I-40 Access.



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**  
bo@gwamarillo.com • 806-373-3111

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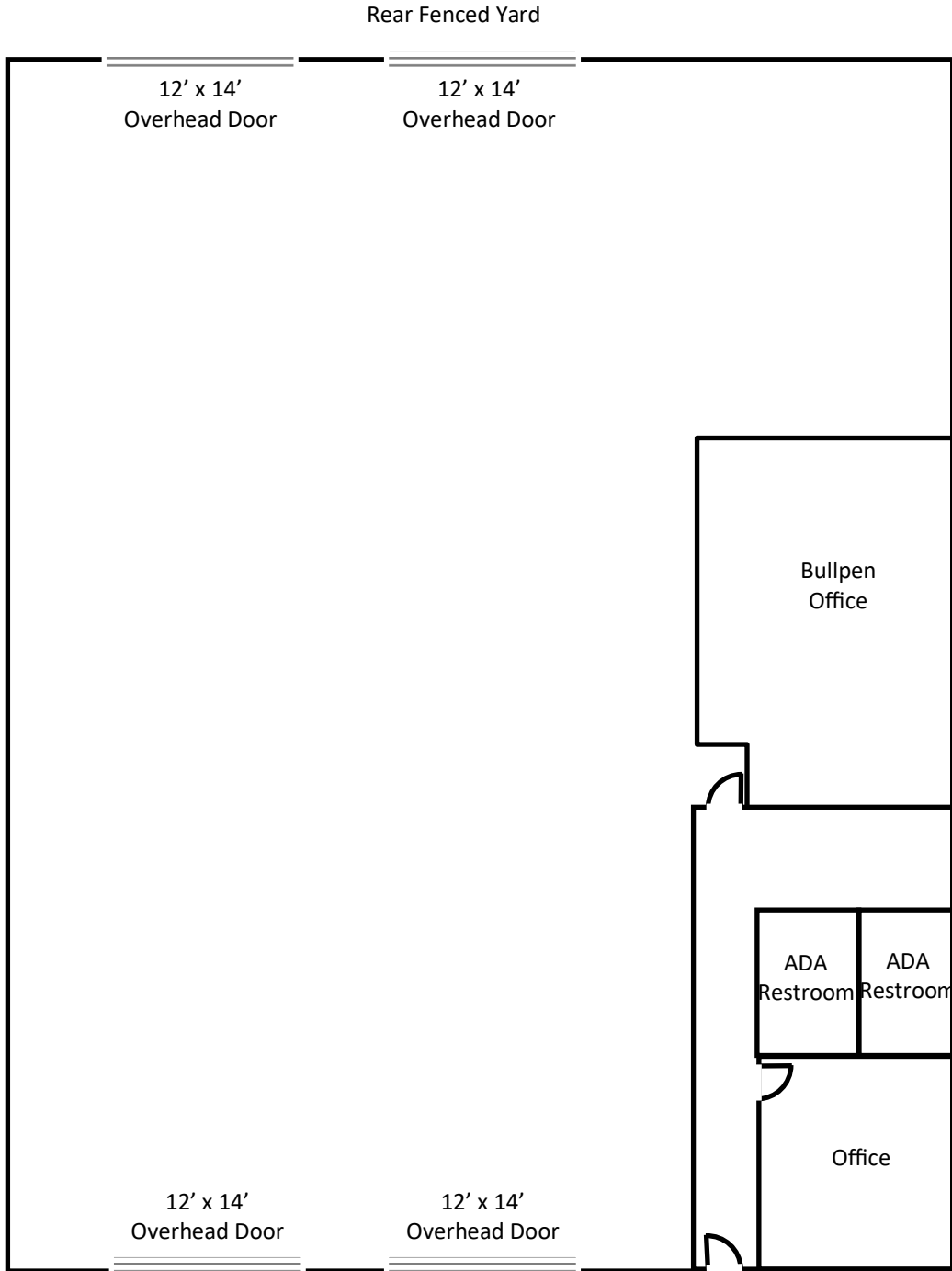
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