

# GAUT · WHITTENBURG · EMERSON

Commercial Real Estate



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



# FOR LEASE

**750 & 764 N Grand,  
AMARILLO, TX**

## WAREHOUSE/OFFICE



**BUILDING SIZE:** 750 N Grand: 8,000 sf  
764 N Grand: 4,000 sf

**YEAR BUILT:** 1948 & 1950

**LOT SIZE:** 1.5 acres (65,340 sf)

**ZONING:** I-2 - Heavy Industrial

**TRAFFIC COUNT:** 15,477 cars per day

**LEASE RATE:** \$3,000/month + utilities

- Approximately 1.5 acres of fenced yard
- Includes (3) small buildings for storage

### 750 N Grand - 4,000 sf

- Best used for storage - no restroom
- (2) 12' x 12' overhead doors

### 764 N Grand - 8,000 sf

- (2) offices approximately 1,000 sf
- Showroom
- Breakroom
- 7,000 sf warehouse approximately 3,500 sf enclosed and 3,500 open
- Overhead pulley system
- 12' sidewalls
- 19' center point
- (2) 10' x 10' overhead doors
- Roof replaced 2 years ago



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:  
Miles Bonifield  
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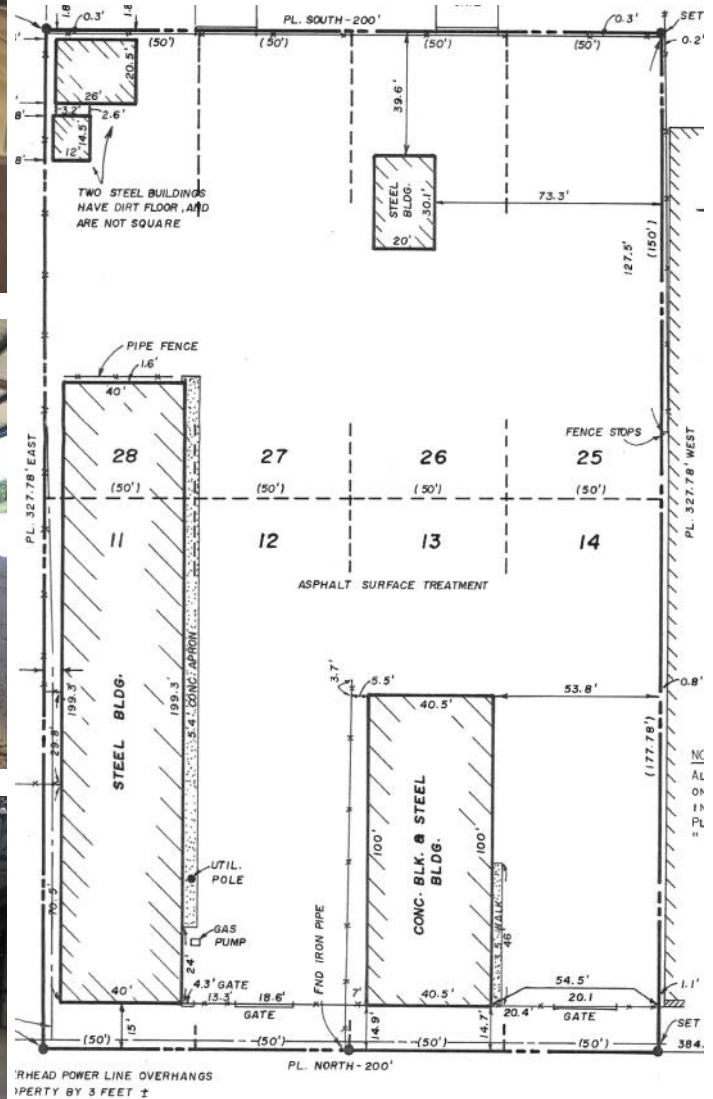
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