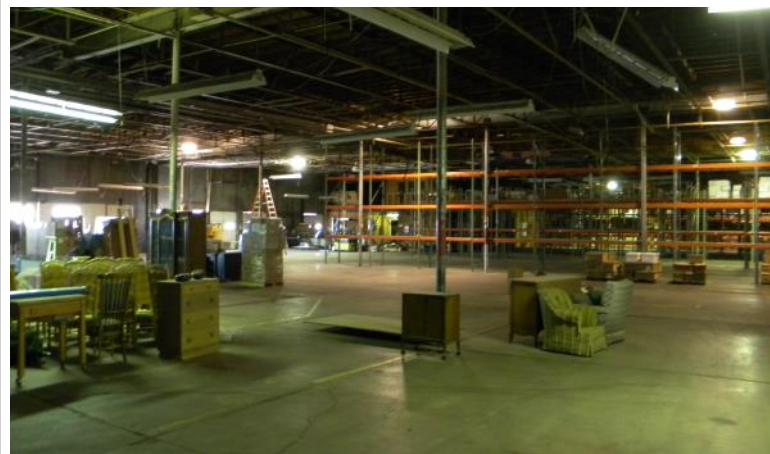


**WAREHOUSE****BUILDING SIZE:** 53,440 sf**YEAR BUILT:** 1953**LOT SIZE:** 63,472 sf**ZONING:** PD Planned Development**TAXES:** \$10,823.26 / year**LEASE RATE:** \$1.85 / sf
+ NNN (approx. \$0.56 /sf/yr)**ASKING PRICE:** \$1,600,000 (\$30/sf)

- 17' clear height warehouse
- Dock high loading
- 3,600 sf office area
- Masonry construction
- Space heat
- New roof in 2015
- Overhead fire suppression system
- Covered loading dock



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:
BEN WHITTENBURG
ben@gwamarillo.com • 806-373-3111

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Commercial Real Estate

806-373-3111

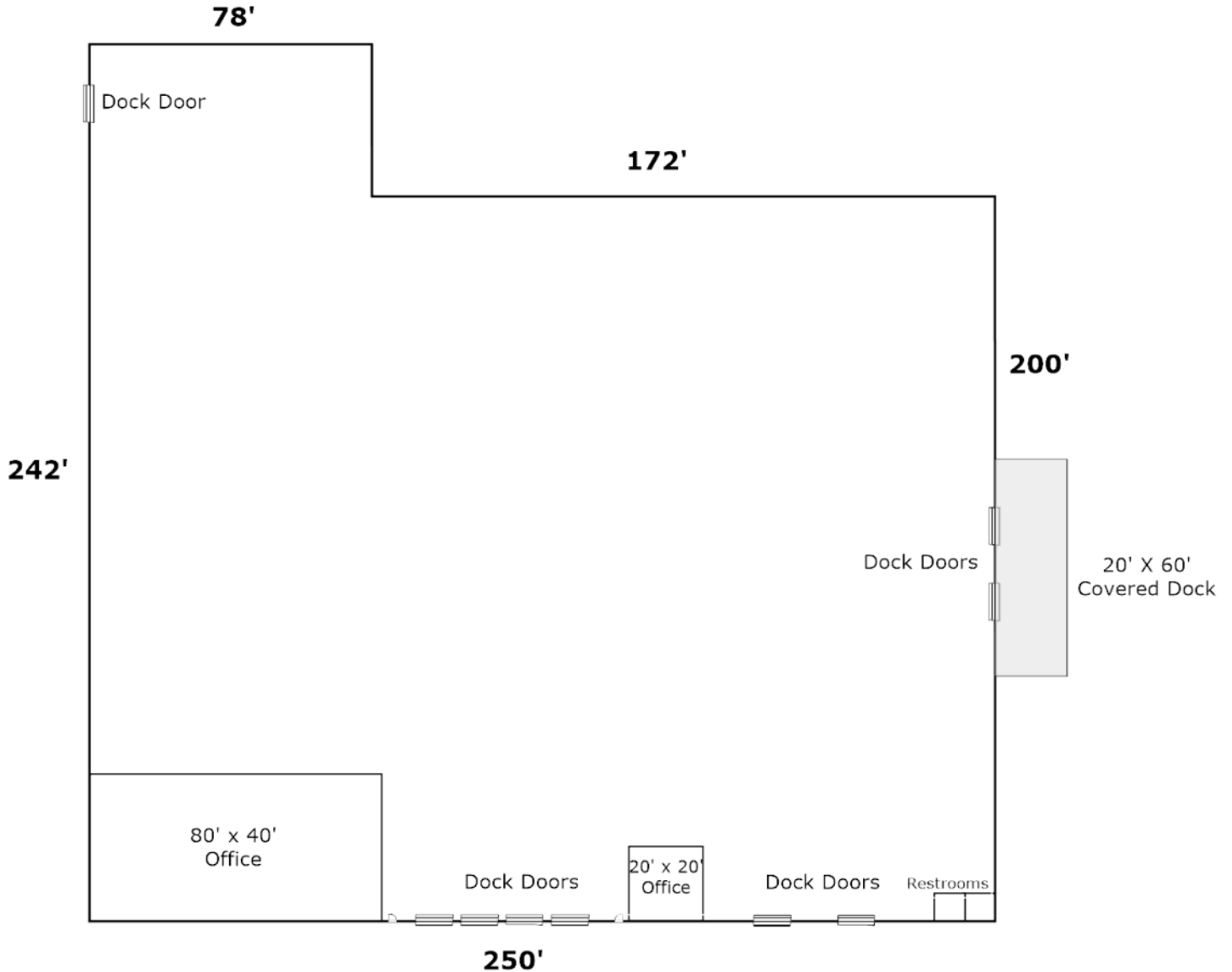
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FOR SALE OR LEASE

907 SE 2nd, Amarillo, TX

WAREHOUSE



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