

AVAILABLE

GAUT · WHITTENBURG · EMERSON
Commercial Real Estate

GWAMARILLO.COM

806-373-3111

April, 2024

Since 1899...

the Gaut name has represented a legacy of success and a commitment to excellence in the Amarillo commercial real estate market.

NEW LISTINGS



SHERIL BLACKBURN
AGENT

BO WULFSBERG
CCIM
AGENT

CATHY DERR
CCIM
AGENT

GABE IRVING
CCIM
AGENT

J. GAUT
CCIM SIOR
BROKER

BEN WHITTENBURG
PARTNER / AGENT

AARON EMERSON
CCIM SIOR
PARTNER / BROKER

KRISTEN CHILCOTE
AGENT

MILES BONIFIELD
BROKER

JEFF GAUT
AGENT

JENNIFER WEBBER
PARTNER / DIRECTOR
PROPERTY MANAGEMENT

704 S. Arthur WAREHOUSE WITH GARAGE

Warehouse, zoned I-1, separate garage, fenced yard, 2,160 SF main building, extra storage, office, bathroom. Recent updates. Garage 872 SF. \$225,000.

Miles Bonifield miles@gwamarillo.com



SALE

2601 Buchanan CLEAR SPAN WAREHOUSE

2,475 sf warehouse, open layout, 1 bathroom, heater, two 14'x12' overhead doors. Sidewalls 15', 18' central clearance. Fenced yard, concrete parking. \$1,400/month.

Miles Bonifield miles@gwamarillo.com



LEASE



LEASE

800 S. Buchanan OFFICE RETAIL OR WAREHOUSE

5,959 SF. \$3,000/month (Gross). Suitable for retail/office. Near MPEV, divisible into 4 spaces (min. 1,400 sf). Includes office, warehouse, central HVAC, 2 restrooms. In IRS Qualified Opportunity Zone.

Gabe Irving CCIM Gabe@gwamarillo.com



SALE

Patriot & First United Pkwy. OFFICE | RETAIL PAD SITE

4.12-acre General Retail lot available at the heart of a bustling area, priced at \$15/sf. Exceptional location with dual frontage, surrounded by key businesses.

Ben Whittenburg ben@gwamarillo.com

7106 Canyon Expressway MIXED USE BUILDING

Heavy commercial zoning, 18,500 SF available for \$9,900/month. Featuring 12 buildings w/ office/showroom, shop space, & warehouse facilities, each with grade level doors & yard space.

Ben Whittenburg ben@gwamarillo.com



SALE

96 S. Polk STAND ALONE OFFICE

Prime 1,445 SF office in downtown Amarillo for \$1,800/mo. + NNN. Features a full kitchen, 2 bathrooms, & spacious fenced yard. Perfect for businesses needing light industrial space.

Jeff Gaut jeff@gwamarillo.com



LEASE



SALE/LEASE

2301 S. Western MULTI-USE PROPERTY

4,176 SF commercial space in West Amarillo. Perfect for office/medical use with 12 rooms, kitchen, and 14 parking spaces. Excellent location near I-40. \$480,000 or \$4,176/month.

Cathy Derr CCIM Cathy@gwamarillo.com



SALE

10300 W. US Hwy 60 WAREHOUSE | COLD STORAGE

7,200 SF on 1.35 acres, west of Canyon, \$435,000. Office space, large open area, kitchen, canopy /warehouse, & 2,500 SF of cold storage/freezer space & 14 charging stations.

Gabe Irving CCIM gabe@gwamarillo.com

4206 E. Amarillo Blvd COLD STORAGE FACILITY

42,673 SF cold storage facility on 6.56 acres, now \$1,895,000. Include 28,000 SF of cold storage, 12 dock doors, security fence, and cameras. Ideal for warehousing and distribution.

Ben Whittenburg ben@gwamarillo.com



SALE

PRICE REDUCED

8209 S. Soncy WAREHOUSE | NICE OFFICE

5,000 SF at \$5,500/month. This property, perfect for businesses looking to enhance their image, features a large fenced yard, 2 OH doors, & is conveniently located w/ easy access to major highways.

Jeff Gaut jeff@gwamarillo.com



LEASE



SALE

BUSINESS RELOCATING

7525 S. Soncy RETAIL/WAREHOUSE ON 3.92 AC

9,036 SF property on 3.92 acres outside city limits in SW Amarillo. \$1,750,000. Includes retail building with office space & showroom, plus a large warehouse with high clearance.

Miles Bonifield miles@gwamarillo.com



SALE

1600 E. Amarillo Blvd GAS STATION/CONV. STORE

operational Valero Gas Station for sale, featuring 1,200 SF convenience store and 6 operational pumps on an 18,731 SF lot. Priced at \$345,000, zoned HC-Heavy Commercial.

Cathy Derr CCIM cathy@gwamarillo.com

AVAILABLE

GAUT · WHITTENBURG · EMERSON
Commercial Real Estate

GWAMARILLO.COM

806-373-3111

April, 2024

Since 1899...

DONE DEALS

the Gaut name has represented a legacy of success and a commitment to excellence in the Amarillo commercial real estate market.



SHERIL BLACKBURN
AGENT

BO WULFMAN
CCIM
AGENT

CATHY DERR
CCIM
AGENT

GABE IRVING
CCIM
AGENT

J. GAUT
CCIM SIOR
BROKER

BEN WHITTENBURG
PARTNER / AGENT

AARON EMERSON
CCIM SIOR
PARTNER / BROKER

KRISTEN CHILCOTE
AGENT

MILES BONIFIELD
BROKER

JEFF GAUT
AGENT

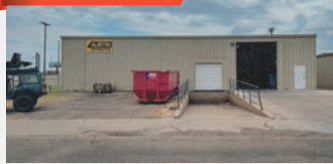
JENNIFER WEBBER
PARTNER / DIRECTOR
PROPERTY MANAGEMENT

4015 SW 49th WAREHOUSE

6,000 SF warehouse in South Amarillo! This prime property, featuring a clear span design, efficient lighting, and strategic location along I-27, has found its new owner.

Jeff Gaut jeff@gwamarillo.com

SOLD



3350 Olsen OFFICE/RETAIL/WAREHOUSE

2,500 sf property combines office and warehouse space. Includes two private offices, an open work area, conference room, and vinyl plank wood floors. Warehouse features two 12' x 12' grade level doors. Move-in ready.

Ben Whittenburg ben@gwamarillo.com

LEASED



More space available

LEASED



More space available

6900 I-40 West ATRIUM AT COULTER RIDGE

Several offices leased with 916 SF still available at \$16.50 SF/yr (Full Service). Managed by GWE, offering modern amenities including LED lighting and secure access.

Aaron Emerson CCIM SIOR
aaron@gwamarillo.com

LEASED



More space available

1616 S. Kentucky WELLINGTON OFFICE PARK

Several offices leased, space ranging from 334 sf to 4,737 sf still available at \$16.50 SF/yr (Full Service). Premium office environment in locally owned Class A building featuring new infrastructure & convenient parking.

Jeff Gaut jeff@gwamarillo.com

3701 Olsen OLSEN VILLAGE EAST

Just leased: 3,043 sf restaurant space, ready for occupancy. More retail spaces available in a high-traffic center, NNN's at \$4.13/sf. Surrounding popular retail and hotels.

Ben Whittenburg ben@gwamarillo.com

LEASED



More space available

600 S. Tyler FIRSTBANK SOUTHWEST TOWER

Just leased several offices! 168 sf to 9,800 sf available. Class A office space offering covered parking, 24/7 security, on-site amenities including a coffee shop, workout facility, & more.

Aaron Emerson CCIM SIOR
aaron@gwamarillo.com

LEASED



More space available

LEASED



More space available

1619 S. Kentucky WELLINGTON SQUARE

Prime office/retail spaces available from 841 sf - 6,698 sf at I-40 & Georgia, Full-service leases including utilities. Join popular tenants in a high-traffic location w/ ample parking & a stunning courtyard.

Cathy Derr CCIM cathy@gwamarillo.com

SOLD



1002 S. Dumas Ave., Dumas RETAIL/WAREHOUSE

8,445 sf Retail/warehouse building. Includes 2,225 SF retail, 1,550 SF office, 4,655 SF warehouse & 8,500 SF fenced yard, ADA bathrooms, updated lighting, & a large front sign.

Jeff Gaut jeff@gwamarillo.com

301 S. Fannin WAREHOUSE

2,950 SF property, zoned I-1 Light Industrial in the contractor corridor. Great showroom, offices, & 12' OH doors on a paved lot. Unbeatable access to Georgia St & Downtown Amarillo.

Gabe Irving CCIM gabe@gwamarillo.com

SOLD



905 S. Fillmore GOLDEN SPREAD CENTER

Office spaces available from 1,354 to 5,448 sf, \$15.50 - \$16.50 SF/yr (Full Service). Prime downtown location w/ convenient parking and an underground tunnel connecting to nearby buildings for enhanced accessibility.

Aaron Emerson CCIM SIOR
aaron@gwamarillo.com

LEASED



SOLD



2503 SW 45th OFFICE/WAREHOUSE

8,000 SF space w/ full AC: 1,800 SF for office/retail, 6,000 SF open area, 10' rear access door, 3 offices, break room, & 2 restrooms. Extra land for more parking.

Bo Wulfman CCIM bo@gwamarillo.com

SOLD



Section 139 DEVELOPMENT LAND

336.87 acres on the west side of Hill Road, between Hollywood and Sundown Lane, to a local buyer.

Bo Wulfman, CCIM bo@gwamarillo.com