

AVAILABLE

GAUT · WHITTENBURG · EMERSON
Commercial Real Estate

GWAMARILLO.COM

806-373-3111

April, 2024

Since 1899...

NEW LISTINGS

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

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 s28,000 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. Soney
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. Soney
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



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



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



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



600 S. Tyler FIRSTBANK SOUTHWEST TOWER

Just leased serval 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



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



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



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

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