

AVAILABLE

GAUT · WHITTENBURG · EMERSON
Commercial Real Estate

GWAMARILLO.COM

806-373-3111

August 2023

NEW LISTINGS



Since 1899...

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



8101 SW 34th RARE SW TOWN OFFICE SPACE

Adjacent to Bank of America. Front door parking, easy access to 34th. Green space incl.
Base floor- 4,873 sf - \$17+NNN.
Basement- 5,488 sf - \$10+NNN

Miles Bonifield miles@gwamarillo.com



LEASE

21760 S Dowell Road WAREHOUSE

Two 5,800 sf metal buildings on 2 acres. 400 sqft office, 5,400 sqft warehouse, 14' OH doors, 17' Sidewalls, 25' Peak. \$3K/month per building."

Gabe Irving, CCIM gabe@gwamarillo.com



LEASE

SALE



4206 E Amarillo Blvd COLD STORAGE FACILITY

42,673 sf move-in ready cold storage facility. w/ office. multiple buildings on 6.56 acres. Controlled gated access with security fence & cameras. Zoned I-2. \$2,150,000.00

Ben Whittenburg ben@gwamarillo.com

SALE



3701 Business Park Drive PARADISE VILLAS OFFICE PARK

Stand alone metal buildings in various sizes that can be finished out to meet your business' specific needs. 16' side walls, Warehouse area w/ varying configuration & size. 14' OH Doors.

Bo Wulfman, CCIM bo@gwamarillo.com

3 Care Circle CLASS A MULTI-USE PROPERTY

Medical district. High-end construction w/ stone, brick & wood finish. Move-in ready w/ drive-thru. 10k sf. Nicely landscaped w/ 33 parking spaces. Security system. Zoned Heavy Commercial. 2,400,000.

Ben Whittenburg ben@gwamarillo.com



SALE

2921 I-40 West, Suite 1000 WOLFLIN POINTE

1,134 sf suite. Move-in ready & features vinyl plank wood floors, open layout, office area, & restroom. Mixed-use office/retail center w/ local owner/management & I-40 visibility with signage.. \$1,782.81/month.

Ben Whittenburg ben@gwamarillo.com

LEASE



LEASE



8500 SW 81st WAREHOUSE/SHOP

New Construction with units from 700-2400 sf with 220V plugs, 3 Phase Electrical, and more. Lease rates starting at \$800/month. Located outside city limits

Gabe Irving, CCIM gabe@gwamarillo.com

SALE



1006 S Jackson CHURCH W/ GYM & BALLROOM

Former 'Rock Church,' a beautiful 4-floor building w/ elevator, multi-level gym/basketball court, ballroom, & courtyard. 33,693 SF bldg & 35,718 SF lot for sale at \$1.6M.

Jeff Gaut jeff@gwamarillo.com

+/- 200 acres on SW 45th west of Academy Sports + 200.26 acres for sale at \$20,000 per acre outside city limits. Ideal for development near retail, residential, and multifamily areas. Some land in a flood zone with effective drainage.

Ben Whittenburg ben@gwamarillo.com



SALE

Lakeside/N. Loop 335 23.46 ACRES - INDUSTRIAL USE

Asking \$2/sf or \$2,043,835.20. Good land for an industrial use. I-1 zoning allows for a wide variety of uses. Immediately west of the airport with great access to I-40, Hwy 60, & Hwy 87/287.

Ben Whittenburg ben@gwamarillo.com



SALE

SALE



SE 3rd & Airport Blvd LAND NEAR AIRPORT

13.18 acres of Ag land for sale. Near Rick Husband Int'l Airport. Easy access to I-40, Loop 335, Hwy 60 & Hwy 87/287. \$65,900.00

Ben Whittenburg ben@gwamarillo.com

Sale/Lease



11750 Bold Venture NEW CONSTRUCTION

4,800 sf building w/ 1,500 sf office & 3,300 sf warehouse. 4 offices, reception, kitchen (3) 14' OH doors, drive-thru bay. Outside city limits. \$650,000 or \$5,200 / month

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DONE DEALS



LEASED



More space available

**8951 FM 2219
FOUR CORNERS BUSINESS PARK**
Successfully extended a lease for a 2,400 sf. Located near FM 2219 & Soncy, adjacent to several residential developments, & 1 mile from I-27 & located outside the city limits.
Gabe Irving, CCIM gabe@gwamarillo.com

SOLD



**2700 S Western
OFFICE CONDO**
The sale of a 1,190 sf office condo was successfully represented by Miles Bonifield. The property boasts a spacious reception area, 3-4 offices, 2 bathrooms, & large windows that provide ample natural light.
Miles Bonifield miles@gwamarillo.com

**7910 McCormick
CEDAR RIDGE BUSINESS PARK**
2,400 sf w/ amenities including interior build-out options w/ restrooms in each unit, 16' sidewalls, 14' OH doors, & water, trash & septic services covered by the landlord.

Gabe Irving, CCIM gabe@gwamarillo.com

LEASED



More space available

**Soncy & Hillside
COMMERCIAL PAD**
3.4 acres of prime retail development land located on the SE corner of Soncy & Hillside, adjacent to The Greenways and across Hillside from The Colonies, Highly desirable area for commercial development.

Ben Whittenburg

Jeff Gaut

SOLD



Pad Sites available

LEASED



**14521 I-27
WAREHOUSE SPACE**
Lease just renewed on 6,250 sf in multi unit property. 18' sidewalls and 21' center. Property has I-27 visibility and access.

Gabe Irving, CCIM gabe@gwamarillo.com

LEASED



More space available

**7684 SW 81st
WAREHOUSE/SHOP**
Lease renewed on 1,500 sf unit. Near Greenways, Westover, Heritage Hills, & Windsor Additions. Great affordable warehouse development. 14' Overhead doors.

Gabe Irving, CCIM gabe@gwamarillo.com

**7871 Longoria
WAREHOUSE/SHOP**

Lease renewed on 2,500 sf at CEDAR POST BUSINESS PARK. 16' sidewalls, 14' overhead doors, Water, trash, and septic paid by Landlord & Fenced storage yard.

Gabe Irving, CCIM gabe@gwamarillo.com

LEASED



More space available

**2901 LaFayette Lane
UPSCALE WAREHOUSE/OFFICE**

Upscale office space, 5,100 SF Warehouse on 1.75 Acres of Land Includes 5 offices, kitchen, mezzanine office, (3) 14'x14' overhead doors & more.

Jeff Gaut jeff@gwamarillo.com

LEASED



LEASED



**603 Quail Creek
MEDICAL OFFICE**
3,166 sf move-in ready space. The space offers private restrooms, hardwood floors, & drive-up parking. Located near medical facilities, restaurants, & banks.

Jeff Gaut jeff@gwamarillo.com

LEASED



**10000 S Georgia
WAREHOUSE/OFFICE**
11,449 sf total w/ 3,805 sf office + 7,644 sf warehouse. 4 offices, conference & training rooms & 4 restrooms. Clear span & insulated w/ 4 OH doors. Fenced yard w/ gated access. Outside city limits.

Ben Whittenburg

Jeff Gaut

**911 23rd
RETAIL SPACE**

1,695 sf of retail space. Other businesses in the center: Shlotzky's, Family Medicine Center/Care Xpress, Anytime Fitness, Canyon Physical Therapy & Palo Duro Laundrymat.

Jeff Gaut jeff@gwamarillo.com

LEASED



**600 S Tyler
FIRSTBANK SOUTHWEST TOWER**

Prime Class A office space in FirstBank Southwest Tower. Unbeatable views, covered parking, 24/7 security, coffee shop, gym, yoga studio, conference center, shoe shine, Amarillo Club dining.

Aaron Emerson Aaron@gwamarillo.com

LEASED



Managed by GWE Management

More space available

LEASED



More space available

**1619 S Kentucky
WELLINGTON SQUARE**
1,084 sf office space with I-40 visibility & signage in busy center at I-40 & Georgia. Courtyard, mature landscape & ample parking.

Cathy Derr, CCIM cathy@gwamarillo.com

LEASED



Managed by GWE Management

More space available

**6900 I-40 West
ATRIUM AT COULTER RIDGE**
Class A atrium office building for lease at The Atrium at Coulter Ridge. Near medical district, mall, & restaurants. Card key access & security camera system. Conference center and full-service bank.

Aaron Emerson Aaron@gwamarillo.com