

GAUT · WHITTENBURG · EMERSON

Commercial Real Estate

NEW LISTINGS - DECEMBER 2022

FOR LEASE



**907 23rd, Canyon
RETAIL - FAMILY MEDICINE
CENTER OF CANYON**

1,695 sf Former Domino's Pizza/El Tropic. Signage available. 23rd Street is a major retail corridor in Canyon. \$9/ sf / NNN

Jeff Gaut
jeff@gwamarillo.com

FOR LEASE



**3912-3914-3916 NW 12th
DISTRIBUTION WAREHOUSE**

5,800 sf distribution warehouse with easy truck access for loading. (3) offices, restroom, (3) dock high doors, 12' clear height & OH fire suppression system. Zoned I-T. \$2,350 / mo.

Jeff Gaut
jeff@gwamarillo.com

FOR LEASE



**6661 Canyon Dr
RETAIL W/ INDUSTRIAL**

2,000 - 8,000 sf on the east side of I-27, between Bell & Hillside. Suites can be combined. Landlord pays - water, trash, & sewer. Tenant pays utilities. **Call for Rate!**

Sheril Blackburn
sheril@gwamarillo.com

SALE / LEASE



**2203 S Austin
RESTAURANT**

4,154 sf adjacent to Wolflin Village Shopping Center. Includes: some restaurant equipment, overhead fire suppression system, & ample parking. \$775,000 or \$15 sf/yr. NNN.

Cathy Derr, CCIM
cathy@gwamarillo.com

FOR SALE



**3701 Business Park Dr
PARADISE VILLA'S
OFFICE PARK**

NOW UNDER CONSTRUCTION!

Paradise Villa's Office Park in southwest Amarillo, just south of I-27 & Western on Business Park Drive, w/ access to I-27. Stand alone metal buildings in various sizes that can be finished out to meet your business' specific needs. Includes: loft areas, offices, restrooms, breakrooms, 16' sidewalls, overhead doors, covered entry, & reserved curbside parking. Zoned LC - Light Commercial. Starting at \$100/sf, depending on finish out.

Bo Wulfman, CCIM
bo@gwamarillo.com

FOR LEASE



**1301 SE 10th
CORNER PROPERTY**

8,471 sf warehouse/office. Open floor plan. Fire sprinklered. 3 Phase Power. Walk in freezer. Concrete basement safe. Zoned Heavy Commercial. \$2,950 / mo.

Jeff Gaut
jeff@gwamarillo.com

FOR LEASE



**15734 I-27
WAREHOUSE**

2,400 sf Warehouse w/ small office, restroom, fenced yard & (3) 14' x 14' grade level OH doors. Spray foam insulated w/15' sidewalls & 18' center peak. Signage Available. \$2,850 / mo.

Ben Whittenburg
ben@gwamarillo.com

FOR LEASE



**817 S Polk
UNIQUE DOWNTOWN OFFICE**

Unique 1st floor, downtown office space in the Historic Paramount Building. 2,700 sf w/ large reception, 6 offices, bullpen, security system, parking garage and onsite maintenance.

Kristen Chilcote & Miles Bonifield
kristen@gwamarillo.com

FOR SALE

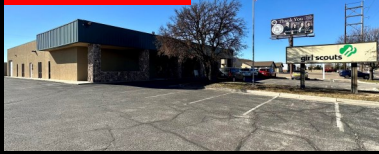


**2410 Climer Circle
INDUSTRIAL**

3,000 sf warehouse space, outside the city limits. Includes: (2) 14' overhead doors, 220 plug, tall ceilings, 3 offices, reception area, & solid fenced yard. \$2,000 / mo. (+ utilities)

Gabe Irving, CCIM
gabe@gwamarillo.com

SALE



**6011 SW 45th
OFFICE**

10,290 sf just west of the Bell & SW 45th intersection. Includes: shop/warehouse w/ 10' x 10' OH door. Currently operates as Girl Scouts of Texas Oklahoma Plains. \$875,000

Ben Whittenburg
ben@gwamarillo.com

FOR LEASE



**1201 Polk St
RETAIL**

1,148 sf on the corner of 12th & Polk in Downtown Amarillo. Near Chamber of Commerce & First Baptist Church, & Polk Street Methodist. \$950 / mo.

Gabe Irving, CCIM
gabe@gwamarillo.com

FOR LEASE



**1701 Avondale Suite 1769
RETAIL**

1,400 sf at the intersection of S Avondale & Plains Blvd. Currently being remodeled w/ new flooring, paint, & restrooms. Zoned GR. \$8.50 + \$1.97/sf NNN

Sheril Blackburn
sheril@gwamarillo.com

FOR LEASE



**1204 N Western St
RETAIL / WAREHOUSE**

1,250 - 2,500 sf on N Western St. Includes: offices, restrooms, overhead doors, 220 plugs, & central HVAC system. Zoned I-1 Light Industrial. \$1,250 - \$2,500 / mo.

Miles Bonifield
miles@gwamarillo.com

FOR LEASE



**2326 Lakeview
OFFICE SPACE**

2,400 sf endcap office space. Located south of I-40 & Paramount. 4 offices, 2 restrooms, waiting area, conference room, breakroom, file room and garage. \$1,400 per month.

Cathy Derr, CCIM
cathy@gwamarillo.com

FOR LEASE

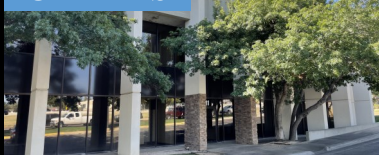


**3501 Maverick Units A & B
RETAIL SPACE - TASCOSA PLAZA**

4,035 sf. With 2,700 sf front space w/ windows, (2) offices, (2) dressing rooms, (2) rear storage rooms, (1) 8' x 8' OH door in rear, (2) restrooms & 16' clear ceiling height. \$10/sf/NNN

Bo Wulfman, CCIM
bo@gwamarillo.com

FOR LEASE



**4211 I-40 West
CHICAGO TITLE BUILDING**

2,149 sf second floor space available. Great I-40 Visibility (signage available). Onsite Owner & Property Management. \$16 / sf. Full Service Lease

Kristen Chilcote
kristen@gwamarillo.com

SALE



**3403 SW 6th
FREE STANDING RETAIL**

1,442 sf retail building on the Historic 6th Street. One of a few properties on 6th street w/ parking lot. Showroom, workroom, 2 offices, & bathroom. Zoned: Light Commercial \$240,000.

Miles Bonifield
Miles@gwamarillo.com

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Commercial Real Estate

DONE DEALS - DECEMBER 2022

 <p>SOLD</p>	<p>Big Texan Road LAND PARCEL NORTH OF I-40 Industrial site w/ easy access to I-40. Located close to the airport, Starlight Ranch, I-40 East corridor. Good lay down yard. Usable layout with 300' of frontage by 620' deep. Sale negotiated by Miles Bonifield miles@gwamarillo.com</p>	 <p>LEASED</p> <p>SPACE AVAILABLE</p>	<p>5208 S. Western OFFICE/RETAIL/WATREHOUSE 1,500 sf with large office/showroom, ADA restroom and 1 14' x 12' OH door. ADDITIONAL UNITS AVAILABLE: 1,500 - 2,000 sf. \$12.00/sf Lease negotiated by Miles Bonifield miles@gwamarillo.com</p>
 <p>LEASED</p>	<p>6661 Canyon Drive I-27 BUSINESS CENTER 1,800 sf w/ showroom/reception, conference room, 2 offices and 1,000 sf shop w/ 17' ceiling. Zoned Planned Development. Lease negotiated by Sheril Blackburn sheril@gwamarillo.com</p>	 <p>LEASED</p>	<p>11910 I-27 WAREHOUSE 4,500 sf warehouse on west side of I-27, between Sundown Lane and McCormick Road. Lease negotiated by Miles Bonifield miles@gwamarillo.com</p>
 <p>LEASED</p> <p>MORE OFFICE SPACE AVAILABLE</p>	<p>1616 S. Kentucky WELLINGTON OFFICE PARK 1,815 sf office leased in Locally owned Class A office building w/great I-40 visibility within walking distance to several restaurants. On site management/locally owned. Parking garage. Jeff Gaut jeff@gwamarillo.com</p>	 <p>SOLD</p>	<p>7479 Pennsylvania LEASED INVESTMENT 4,197 sf leased investment adjacent to the Colonies subdivision in a prime retail area. New construction built in 2022 by HBL Commercial. Sale negotiated by Miles Bonifield miles@gwamarillo.com</p>
 <p>LEASED</p> <p>MORE BUILDINGS AVAILABLE</p>	<p>7684 SW 81st 81ST STREET BUSINESS PARK NEW CONSTRUCTION WAREHOUSE 1,500 sf building with a 14' overhead door and fenced yard at the 81st Street Business Park. MORE UNITS AVAILABLE Lease negotiated by Gabe Irving, CCIM gabe@gwamarillo.com</p>	 <p>LEASED</p> <p>MORE BUILDINGS AVAILABLE</p>	<p>8111 Soncy SONCY BUSINESS PARK 1,200 sf warehouse in the Soncy Business Park. Easy access along Loop 335 to I-27, I-40 & Coulter. 10' x 10', 10' 6" x 20' & 14' OH doors, central heat & air, restroom, 220V/3 Phase. Lease negotiated by Gabe Irving, CCIM gabe@gwamarillo.com</p>
 <p>LEASED</p> <p>MORE BUILDINGS AVAILABLE</p>	<p>7765 Longoria WARHOUSE Several 1,500 sf newly constructed warehouses w/ 12' - 14' sidewalls, 10' - 12' OH doors & fenced storage yard. 1/2 mile NW of I-27 & McCormick & 1/2 mile E of Soncy Lease negotiated by Gabe Irving, CCIM gabe@gwamarillo.com</p>	 <p>LEASED SITE</p> <p>MORE BUILDINGS AVAILABLE</p>	<p>9001 FM 2219 FOUR CORNERS BUSINESS PARK (2) 1,500 sf units near multiple housing developments & 1 mile to I-27. 12' x 14' overhead doors & outside storage. Lease negotiated by Gabe Irving, CCIM gabe@gwamarillo.com</p>
 <p>LEASED</p> <p>SPACE AVAILABLE</p>	<p>301 S. Polk AMARILLO BUILDING Several offices leased in Amarillo's first skyscraper featuring modern office spaces. In the heart of Downtown Amarillo. On-site building engineer, walking distance to restaurants, common conference center & on-site owners. Lease negotiated by Aaron Emerson, CCIM, SIOR</p>	 <p>LEASED</p> <p>SPACE AVAILABLE</p>	<p>600 S. Tyler FIRSTBANK SOUTHWEST TOWER Several office leases have been negotiated. The FirstBank Southwest Tower is ground zero for downtown business activity. Class A office space w/ best views in the Texas panhandle. Lease negotiated by Aaron Emerson, CCIM, SIOR</p>
 <p>LEASED</p> <p>SPACE AVAILABLE</p>	<p>6900 I-40 West THE ATRIUM AT COULTER RIDGE Several offices leased. The Atrium at Coulter Ridge is a Class A atrium office building. Convenient to SW Amarillo, minutes from the medical district mall, restaurants, etc. Lease negotiated by Aaron Emerson, CCIM, SIOR</p>	 <p>LEASED</p> <p>SPACE AVAILABLE</p>	<p>6015 Hillside WINPARK PLACE 674 sf retail space leased in great retail center. Prime location w/ excellent traffic counts & strong demographics. Additional space available from 1,800 - 3,600 sf Lease negotiated by Ben Whittenburg ben@gwamarillo.com</p>
 <p>LEASED</p> <p>SPACE AVAILABLE</p>	<p>2601 Wolflin WOLFLIN VILLAGE 2,730 sf leased at Wolflin Village is located on Georgia Street, one block south of Interstate 40. Since 1953, it has held strong as one of the most desired shopping centers in Amarillo. Lease negotiated by Ben Whittenburg ben@gwamarillo.com</p>	 <p>SOLD</p>	<p>1306 NE 3rd FORMER RED ROCK SALOON 1,200 sf building with large fenced yard for ample parking. Located on NE 3rd, between Mirror St & Houston St. Sale negotiated by Cathy Derr, CCIM cathy@gwamarillo.com</p>
 <p>LEASED</p> <p>SPACE AVAILABLE</p>	<p>4086 Beacon Road BEACON BUSINESS PARK 3,200 sf warehouse with 14' OH doors, 15' sidewalls, fenced storage yards, spray foam insulation, LED lighting & AC Lease negotiated by Gabe Irving, CCIM gabe@gwamarillo.com</p>	 <p>SOLD</p> <p>LOTS AVAILABLE</p>	<p>Bushland Rd, Bushland TX LAND FOR DEVELOPMENT 1.26 acres sold for the development of a new dental office. Located on the north side of the newly built Toot N Totum. Additional lots to north available. Sale negotiated by Bo Wulfman, CCIM bo@gwamarillo.com</p>