

AVAILABLE

GAUT · WHITTENBURG · EMERSON
Commercial Real Estate

GWAMARILLO.COM

806-373-3111

FEBRUARY 2024

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.



3801 Business Park Drive
PARADISE VILLA'S OFFICE PARK

4,320 SF unit priced at \$550,000, featuring 3 offices, reception, break room, and restroom, with a clear span warehouse.

ABen Whittenburg ben@gwamarillo.com



SALE

3321 S Bell
FLEXIBLE OFFICE SPACE

For Lease: Office space available, 3,127 SF, zoned GR. Lease rates range from \$350 to \$1,875 per month, full service. Flexible layouts suitable for various business sizes.

Aaron Emerson CCIM, SIOR aaron@gwamarillo.com
Kristen Chilcote kristen@gwamarillo.com



LEASE

SALE/LEASE



117 N Taylor
DOCK HIGH WAREHOUSE

16,110 SF property on 1.06 acres, zoned I-1. Sale: \$550,000 or Lease: \$4,250/mo/NNN. Distribution warehouse w/ 4 dock doors, office area w/ showroom, & large basement. Warehouse deck height: 14.75', clear height: 11.50'.

Ben Whittenburg ben@gwamarillo.com



SALE

7551 Longoria
INVESTMENT OPPORTUNITY

6,500 SF warehouse on 1.6 acres for \$720,000. Stable 5-year lease to JNC Archery from Jan 2024, with a NOI of \$56,255. Features an office area, large showroom, and efficient warehouse with drive-in/out design.

Miles Bonifield miles@gwamarillo.com

18600 I-27 Frontage Rd
NEW CONSTRUCTION WAREHOUSE

3,600 SF, \$9.00 SF/yr (Gross), OCL zoning. 60' X 60' layout, adaptable for different uses. Can include an office w/ a restroom or remain as open space w/ four OH doors. Divisible space.

Sheril Blackburn sheril@gwamarillo.com



LEASE

AVAILABLE

7633 Jackelope Trail
NEW CONSTRUCTION WAREHOUSE

Price: \$695,000. Lease: \$7,500/mo. Zoned OCL, Office (60' x 25') & warehouse (60' x 60') w/ 3 OH doors, reception, 3 offices, breakroom, 2 bathrooms, & drive-in/out capability.

Miles Bonifield miles@gwamarillo.com



SALE/LEASE

LEASE



4380 Juett Attebury Rd
WAREHOUSE EVENT SPACE

21,300 SF property, zoned OCL, \$1,000 to \$6,000/month. Includes a 4,000 SF area w/18' clearance, 5 OH doors, 7 multi-use rooms, 3 bathrooms, 2 garages, & additional storage space.

Miles Bonifield miles@gwamarillo.com
Sheril Blackburn sheril@gwamarillo.com



SALE

7869 Canyon Drive
FRONTAGE ON BELL & I-27

3.52 acres w/ frontage on Canyon Drive (I-27) & S. Bell Street. access to city water & sewer. Frontage: 75' on I-27, 389' on S. Bell St. Possible pad sites. \$10/sf for I-27 pad (1.57 acres), \$15/sf for S. Bell St pads (1 acre & .95 acres).

Ben Whittenburg ben@gwamarillo.com

Loop 335 at S. Washington
10.33 ACRES

\$10/sf. Seller open to dividing. Situated outside city limits for diverse uses. Near Circle K (groundbreaking in 2024), surrounding businesses: Caviness Beef Packers, Affiliated Foods, & more.

Ben Whittenburg ben@gwamarillo.com



SALE

4525 S Maverick
RETAIL OR OFFICE SPACE

1,500 SF. \$10.60 SF/yr Zoned LC-Light Commercial. Retail or office w/ warehouse, waiting area, office, restroom, 10' x 10' OH door, ample parking.

Sheril Blackburn sheril@gwamarillo.com



LEASE

LEASE



Hangar 6000 - 2005 A Ave
FORMER AIR FORCE BASE HANGAR

63,766 SF | \$10,000/month (MG), zoned I-1 Light Industrial. 40' ceiling peak, 30' clearance, suitable for multiple uses. 4 OH doors (16' H x 10' W), heavy electrical, & expansion potential.

Bo Wulfman CCIM bo@gwamarillo.com
Miles Bonifield miles@gwamarillo.com



SALE

S Washington
158.76 ACRES

Between Farmers Avenue & Loop 335. Priced at \$25,000/acre. Offers city water & sewer access, outside city limits. Nearby businesses include Caviness Beef Packers, Affiliated Foods. Note: 80 acres in flood plain.

Ben Whittenburg ben@gwamarillo.com

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FEBRUARY
DONE DEALS

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1616 S Kentucky
WELLINGTON OFFICE PARK

Several recent office leases completed in a locally owned Class A building with I-40 visibility. On-site management, new upgrades, parking, storage, and more!
Jeff Gaut jeff@gwamarillo.com

SOLD
Managed by
GWE Management

More space available

8480 SW 81st
HERITAGE BUSINESS PARK

2,400 sf leased in multi unit shop warehouse property. 3 phase electrical, 14' OH doors and fenced storage yard.
Gabe Irving CCIM gabe@gwamarillo.com
Miles Bonifield miles@gwamarillo.com

LEASED

More space available

LEASED

11750 Bold Venture
WAREHOUSE & OFFICE SPACE
4,800 SF building, located NW of Hwy 60 & Hope Rd. 60' x 80' building, 1,500 sf office space, & 3,300 sf workshop w/drive-thru bay. Expansion opportunities with adjacent lots.
Gabe Irving CCIM gabe@gwamarillo.com

SOLD
SOLD

Bell and Ventura
DEVELOPMENT LAND
Prime 1.135-acre property adjacent to Pak A Sak at Hollywood and Bell. This strategic acquisition is set for the development of a building for a national retailer.
Cathy Derr CCIM cathy@gwamarillo.com

3311 Olsen
RETAIL BUILDING
8,365 sf building in a prime retail area, offering excellent visibility and access from three streets. Zoned General Retail, it's ideal for businesses seeking high traffic exposure.
Cathy Derr CCIM cathy@gwamarillo.com

SOLD

7765 Longoria
WAREHOUSE / SHOP
Prime 1,500 sf unit located between Amarillo & Canyon, just 2 miles from Amarillo & 4 miles from Canyon. 12'-14' sidewalls and 10'-12' overhead doors
Gabe Irving CCIM gabe@gwamarillo.com

LEASED

More space available

LEASED
Managed by
GWE Management

More space available

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 CCIM, SIOR aaron@gwamarillo.com

LEASED

11701 Bold Venture
WAREHOUSE & OFFICE SPACE
4,800 SF building, located NW of Hwy 60 & Hope Rd. 60' x 80' building, 1,500 sf office space, & 3,300 sf workshop w/drive-thru bay. Expansion opportunities with adjacent lots.
Gabe Irving CCIM gabe@gwamarillo.com

409 S Lakeside
DRIVE THROUGH SHOP
4,500 SF, 2 bay drive through shop with 4 - 12' x 14' OH doors. Large fenced yard. 2 offices & 2 restrooms. Mezzanine storage. Large fenced lot. Easy access to Loop 335, I-40 & SE 3rd Avenue.
Bo Wulfman CCIM bo@gwamarillo.com

LEASED

10300 HWY 60, Canyon TX
DESCRIPTION
7,200 sf office/warehouse. Includes 3 offices, open area, back room w/ kitchen, & canopy/warehouse area at the back which is not enclosed.
Jeff Gaut jeff@gwamarillo.com
Gabe Irving CCIM gabe@gwamarillo.com

SOLD

LEASED

More space available

905 S Fillmore
GOLDEN SPREAD CENTER
1,354 sf - 4,412 sf of office space, complete w/ a full-service bank, covered/surface parking, & a convenient tunnel connecting to 3 nearby buildings. Rates starting at \$15.50-\$16.50 sf/yr. (full service)
Aaron Emerson CCIM SIOR aaron@gwamarillo.com

LEASED

More space available

301 S Polk
AMARILLO BUILDING
Amarillo's first skyscraper! Modern office spaces in downtown Amarillo. Renovated common areas, walking distance to restaurants, common conference center, great tenant mix, On-site owners Kevin & Ginger Nelson.
Aaron Emerson CCIM, SIOR aaron@gwamarillo.com