

AVAILABLE

GAUT · WHITTENBURG · EMERSON

Commercial Real Estate

GWAMARILLO.COM

806-373-3111

October 2023

NEW LISTINGS



LEASE



**7501 Wallace Blvd
CLASS A MEDICAL SPACE**
Class A Medical Facility; 44,494 SF for lease. \$33.00/SF/yr (NNN) in PD Zoning. Features ICU, hospital, imaging area, kitchen, and more. Ideal for medical professional.

Ben Whittenburg ben@gwamarillo.com

LEASE



**3429 OSAGE
RETAIL OFFICE SPACE**
First generation. 3,600 SF retail/office space for lease at \$22-\$24/SF/yr (NNN) in high-traffic area! Flexible, brand new, ample parking, and TI allowance.

Miles Bonifield miles@gwamarillo.com

800 S POLK

FIRST FLOOR OFFICE

Versatile 6,279 SF Space for Lease at \$21.50/SF/yr (Full Service) in CB Zoning. Ideal for businesses with reception, offices, and more!

Cathy Derr, CCIM cathy@gwamarillo.com



LEASE

4019 SW 49th

SMALL OFFICE

4,710 SF commercial property w/ 12,196 SF lot for sale at \$400,000! Ideal for office/warehouse use in LC zoning along I-27. 7+ offices, kitchen, bathrooms, reception area, & 3,005 sf warehouse w an overhead door.

Jeff Gaut jeff@gwamarillo.com

SALE



SALE



**4021 SW 49th
WAREHOUSE**

8,400 SF warehouse/office on 37,461 SF lot for sale at \$1.5M! Prime location near I-27 with clear span warehouse, 6 overhead doors, office space, and more. Zoned LC.

Jeff Gaut jeff@gwamarillo.com

SALE



**6101 Lowes Lane
DEVELOPMENT LAND**

9.82 Acres at just \$5.75/SF! Adjacent to Lowe's, near Walmart, frontage on 2 sides. Surrounded by major retailers & excellent demographics. City utilities available. Build-to-suit option.

Miles Bonifield miles@gwamarillo.com

600 S Tyler

FIRSTBANK SOUTHWEST TOWER

Prime Class A office space with stunning views in Amarillo's heart. Sizes from 304 to 9,800 sq ft. Enjoy amenities like covered parking, 24/7 security, coffee shop, and more!

Aaron Emerson CCIM, SIOR
aaron@gwamarillo.com



LEASE

6900 I-40 West

THE ATRIUM AT COULTER RIDGE

Discover The Atrium at Coulter Ridge. 1,073 SF available, \$17.50 SF/yr (Full Service). Prime location near I-40, medical district, mall, & more. Modern amenities, security, & conference center.

Aaron Emerson CCIM, SIOR
aaron@gwamarillo.com

LEASE



SALE



**4000 SW 50th
MULTI PURPOSE BUILDING**

14,550 SF property with 54,014 SF lot, priced at \$1,000,000! Zoned LC, ideal for office, warehouse, or more. Prime location by I-27, currently a church. Abundant parking and yard space.

Jeff Gaut jeff@gwamarillo.com

SALE



**4018 SW 50th
OFFICE BUILDING**

4,128 SF office gem w/ 20,000 SF lot, priced at just \$500,000! Ideal location, featuring 8+ offices, reception area, kitchen, restrooms, storage, executive office, server room, & ample parking. Zoned LC

Jeff Gaut jeff@gwamarillo.com

**2301 S Western
MULTI USE BUILDING**

4,176 SF property for lease at \$4,176.00/mo. (NNN). LC zoning. Formerly a spa/salon, ideal for offices or medical use. Open reception, offices, waiting area, retail space, kitchen, 12 treatment rooms, storage, 4 restrooms, & ample parking.

Gabe Irving, CCIM gabe@gwamarillo.com



LEASE

**905 S Fillmore
GOLDEN SPREAD CENTER**

Prime downtown Amarillo office space. 1,354 - 5,448 SF \$15.50 - \$16.50 SF/yr (Full Service). Class A space with covered parking, full-service bank, and convenient access.

Aaron Emerson CCIM, SIOR
aaron@gwamarillo.com

LEASE



SALE



**3019 N Grand
DEVELOPMENT LAND**

89-acre land for sale at \$1.35M! Prime location on North Grand Street, Amarillo. Perfect for residential development or construction materials. Zoned AG, city utilities available.

Jeff Gaut jeff@gwamarillo.com

SALE



**4015 SW 49th
WAREHOUSE**

Prime 6,279 SF warehouse on I-27, LC zoning, 16,988 SF lot, \$500,000. Clear span, dock well, LED lighting, premium I-27 signage.

Jeff Gaut jeff@gwamarillo.com

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October 2023 DONE DEALS

LEASED



**MORE SPACE
AVAILABLE**

**4086 Beacon Rd
BEACON POINT BUSINESS PARK**
(2) units leased (2,400 sf & 3,600 sf). each unit includes: 14' OH doors, 15' sidewalls, fenced storage yards, spray foam insulation, & LED lighting. Fully air conditioned spaces w/3 phase electric

Gabe Irving, CCIM gabe@gwamarillo.com

LEASED



**MORE SPACE
AVAILABLE**

**7684 SW 81st
81ST STREET BUSINESS PARK**
(2) units leased (1,500 sf each). 14' OH doors. Great affordable warehouse development located near Greenways, Westover, Heritage Hills, & Windsor additions.

Gabe Irving, CCIM gabe@gwamarillo.com

**3705 Olsen
OLSEN VILLAGE EAST**

A 6,025 sf retail space leased in high traffic retail center. Within walking distance to several hotels and businesses.

Ben Whittenburg ben@gwamarillo.com



LEASED

**MORE SPACE
AVAILABLE**

**8101 S Soncy
SONCY BUSINESS PARK**

2,400 sf warehouse leased. each unit includes: 10' x 10', 10', 6" x 20' or 10'-16' OH doors, central HVAC, restroom, 220V plugs, 3 phase electrical & electric garage door openers.

Gabe Irving, CCIM gabe@gwamarillo.com



LEASED

**MORE SPACE
AVAILABLE**

SOLD



**Republic Ave
LOT FOR DEVELOPMENT**

2.62 acres located between Western and I-27. Frontage on Republic and SW 49th Ave. Sold to local investor for development. Zoned Light Commercial.

Gabe Irving, CCIM gabe@gwamarillo.com

SOLD



**3rd & Airport Blvd
LAND CLOSE TO AIRPORT**

13.18 acres of reasonably priced land close to Rick Husband International Airport. Easy access to I-40, Loop 335, Hwy 60 & Hwy 87/287.

Ben Whittenburg Bo Wulfman, CCIM

**18901 19th
STORAGE UNITS/WAREHOUSE**

(2) units leased. Located in Bushland. Each unit has a 12' x 14' overhead door and walk through door. Easy access from I-40 & Bushland Road

Gabe Irving, CCIM gabe@gwamarillo.com



LEASED

**MORE SPACE
AVAILABLE**

**6009 Belpree
MEDICAL OFFICE**

1,695 sf office just east of Bell. Secretarial office w/ window, reception area, break room, (3) exam rooms with sink, 1 large office & lab room.

Cathy Derr, CCIM cathy@gwamarillo.com



LEASED

SOLD



**5208 S Western
OFFICE/RETAIL/WAREHOUSE**

The property is now fully leased. 1,500 sf leased. Each unit has a large office/showroom, 1 ADA bathroom per unit OH door 14' H x 12' W & heater in warehouse

Gabe Irving, CCIM gabe@gwamarillo.com

LEASED



**MORE SPACE
AVAILABLE**

**7701 SW 81st
HODGES BUSINESS PARK**

1,250 sf warehouse leased. 14' OH doors. Great affordable warehouse development located near Greenways, Westover, Heritage Hills, & Windsor additions.

Gabe Irving, CCIM gabe@gwamarillo.com

**1619 S Kentucky
OFFICE SPACE**

Join the thriving community at Wellington Square! 2 spaces leased, 5,461 sf & 1,822 sf, high traffic location, diverse tenants, ample parking, stunning courtyard, mature landscape, and more.

Cathy Derr, CCIM cathy@gwamarillo.com



LEASED

**MORE SPACE
AVAILABLE**

**1303 A AVE
WAREHOUSE**

4,800 SF Warehouse! Prime I-1 Zoning. Located near Amarillo Intl Airport & Centerport Industrial Complex. Adjacent to Amazon Distribution Center. Features 2-12'x12' OH doors, 20'x20' office, LED lighting.

Miles Bonifield Bo Wulfman, CCIM



LEASED

SOLD



**501 S Arthur
DISTRIBUTION CENTER**

I-1 Zoned Property: 3,360 sqft Office, 12,068 sqft Warehouse, 1.92 Acres Lot w/ .94 Acres Excess Land.

Jeff Gaut jeff@gwamarillo.com

LEASED



**MORE SPACE
AVAILABLE**

**9402 Hillside
NEW CONSTRUCTION RETAIL**
4,785 sf 1st generation space, front door parking, great for restaurant, attorney's office, bank, CPA, national retailers, etc. Adjacent to Colonies, Townsquare, Hillside Terrace, Greenways, and more. 32,900 cars a day at Soncy & Hillside.

Miles Bonifield miles@gwamarillo.com