

GAUT · WHITTENBURG · EMERSON

Commercial Real Estate

NEW LISTINGS - March 2020



FOR SALE

18901 19th, Bushland
Storage Unit / Warehouse
 16,750 sf building on 1 acre. (11) units total (5) 20' x 40' units 10' x 14' OH door & walk through door on each unit (6) 40 x 50 units w/ 10' x 14' OH door & walk through door in each unit. Out of City Limits. \$750,000.
Bo Wulfman, CCIM bo@gwamarillo.com



FOR LEASE

18841-18771 19th, Bushland
Commercial Lots
 (2) one acre lots located just east of Bushland Rd. Outside City Limits \$45,000 per 1 acre lot.
Bo Wulfman, CCIM bo@gwamarillo.com



FOR LEASE

2001-2335 S Georgia
Wolflin Village
 One block south of I-40. One of the most desired shopping centers in Amarillo. Join Georgia Street Taphouse, Starbucks, Talbot's, Raffikinds, Jimmy's Egg & more. Available Space: 1,754- 22,254 sf.
Lease Rates: \$12 - \$20/sf+NNN (\$4.91/sf).
Ben Whittenburg ben@gwamarillo.com



FOR LEASE

619 S Tyler St.
Iconic Amarillo Office
 3,090 sf office space on the 1st floor. 5 large offices, reception area, conference room & 1 private bathroom. Build out available. Zoned CBD - Central Business. \$12.50 SF/yr (Full Service)
Miles Bonifield miles@gwamarillo.com



FOR LEASE

5801 I-40 West, Suite 112
Office
 750 sf newly remodeled office space w/ entry, secretarial office, executive office w/ fireplace, coffee bar & restroom. Front door parking & courtyard. Located just off the southeast corner of I-40 West & Bell. 51,714 cars per day. I-40 signage. Zoned GR - General Retail. \$900 / mo. **Ben Whittenburg**



FOR SALE

1915 NW 13th
Belleau Wood Apartments
INVESTMENT PROPERTY. 6,666 sf in 2 buildings on 13,939 sf lot. 2 story complex w/ (6) 2 Bds/1 Bath & (4) 1 Bd/1 Bath units. Gross yearly income \$50,000. Cap Rate 10.75%. Zoned MF-1 Multiple Family 1. Asking price: \$350,000.
Cathy Derr, CCIM cathy@gwamarillo.com



FOR LEASE

2801 Paramount
Office Building
 Single story, single tenant, 4,480 sf office bldg. on a 29,458 sf lot. New roof, flooring, paint, ceiling tiles & updated break area & restrooms. Zoned: O2- Office \$5,975 / mo.
Aaron Emerson, CCIM, SIOR



FOR LEASE

2600 Paramount Suite 6 A-1
Office in Peppertree Square
 1,000 sf office suite located just off of the Olsen & Paramount intersection. 3 offices, reception area breakroom & storage. Located on the courtyard side of the center. \$750 / mo (\$9 / sf)
Cathy Derr, CCIM cathy@gwamarillo.com



FOR SALE

518 SE 10th
Nu-Castle Diner
 1,986 sf diner at 10th and Lincoln accompanied by .58 acres of land. Fully equipped kitchen with walk-in freezer and refrigerator included.
Price just reduced to \$198,000.00
Jeff Gaut jeff@gwamarillo.com



FOR SALE

I-40 West Land
 203 ac located 4.5 miles west of Amarillo. 1,450,41' on I-40 Frontage Rd. Area business includes Potter County Justice of the Peace, Loves Travel Stop and Oasis RV Park. Outside City Limits.
Price just reduced to \$1,105,335. (\$1.25 / sf)
Cathy Derr, CCIM cathy@gwamarillo.com



FOR SALE

3855 Business Park Drive
Multi Tenant Retail Center
 10,000 sf multi tenant property on 2.56 acres. Eight retail front spaces w/ rear overhead door for each space.
Price just reduced to \$650,000.00
Bo Wulfman, CCIM bo@gwamarillo.com



FOR SALE

200 S. Jackson
Office / Warehouse
 4,800 sf bldg. 3 offices/conference room/ kitchenette/bathroom. Clear span - drive through warehouse w/ (4) 14' x 14' grade level doors, Sprinkler system, Storage. Zoned I-1 Light Commercial \$336,000
Miles Bonifield miles@gwamarillo.com



FOR LEASE

4107 SW 45th
Warehouse
 1,300 total sf. Office area consists of entry with coffee bar, two private offices, and a restroom. Warehouse has an 8' x 10' dock high overhead door. Warehouse also has a lab area in back. \$725 / month
Jeff Gaut jeff@gwamarillo.com



FOR LEASE

3912, 3914, 3916 NW 12th
Distribution Warehouse
 5,400 sf warehouse w/ (3) offices, 12' clear height, (3) dock high doors & fire suppression system. \$1,755 / month
Jeff Gaut jeff@gwamarillo.com



FOR LEASE

7620 McCormick
New Construction Warehouse
 5,000 sf warehouse: (4) 14' overhead doors, 17' sidewalls, LED lighting, 220V plugs 1,500 sf office: (2) restrooms, (4) offices, reception & breakroom. Outside city limits \$5,000 / month
Gabe Irving, CCIM



FOR SALE

4601 S Soncy
Retail Lot
 41,760 sf lot adjacent to Toot'n'Totum & Pete's Carsmart Kia. Located just south of 45th on east side of Soncy. High traffic area. Zoned GR - General Retail. \$18 / sf
Cathy Derr, CCIM cathy@gwamarillo.com



FOR SALE

500 Quail Creek
Medical Office w/ 2 suites
 6,765 sf building on 1.09 acres. **Suite A:** (7) dental operatory spaces. Utility room, reception, lab, sterilization room & (2) ADA bathrooms **Suite B:** Leased. (8) exam rms, (4) offices, x-ray, kitchen, (3) Restrooms.
Reduced to \$900,000. Miles Bonifield



FOR SALE

2 Care Circle
Medical Office
 4,529 sf building on 20,525 sf lot. (4) exam rooms, covered parking/garage, living quarters and basement. Located close to hospitals.
Price just reduced to \$515,000.
Miles Bonifield miles@gwamarillo.com

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DONE DEALS - March 2020

 <p>SOLD</p>	<p>1719 SW 6th Retail 1,504 sf property in 3 buildings on 11,500 sf corner at SW 6th and Crockett. Sale negotiated by Gabe Irving, CCIM gabe@gwamarillo.com</p>	 <p>SOLD</p>	<p>2nd & Bonham Commercial Lot 8,625 sf corner lot located on the southeast corner of 2nd and Bonham. Sale negotiated by Ben Whittenburg ben@gwamarillo.com</p>
 <p>LEASED</p>	<p>600 S Tyler FirstBank Southwest Tower 1,083 sf office suite. Full service lease. Building amenities include: 24/7 live security, coffee shop, bank, fitness center, conference room, barbershop and onsite management. Lease negotiated by Aaron Emerson, CCIM, SIOR</p>	 <p>LEASED</p>	<p>5611 Gem Lake Rd Retail NEW CONSTRUCTION. 2,182 sf retail space with end cap leased to Pizza Hut. More spaces available. Lease negotiated by Jeff Gaut jeff@gwamarillo.com</p>
 <p>LEASED</p>	<p>3350 Olsen Office / Warehouse Located just west of Paramount. Space 400: 1,250 sf office w/ warehouse w/ 12' x 12' grade level door. Fronts on Olsen Blvd Lease negotiated by Ben Whittenburg ben@gwamarillo.com</p>	 <p>LEASED</p>	<p>600 S Tyler FirstBank Southwest Tower 1,416 sf office suite. Full service lease. Building amenities include: 24/7 live security, coffee shop, bank, fitness center, conference room, barbershop and onsite management. Lease negotiated by Aaron Emerson, CCIM, SIOR</p>
 <p>LEASED</p>	<p>600 S Tyler FirstBank Southwest Tower 562 sf executive office. Full service lease. Building amenities include: 24/7 live security, coffee shop, bank, fitness center, conference room, barbershop and onsite management. Lease negotiated by Aaron Emerson, CCIM, SIOR</p>	 <p>LEASED</p>	<p>1720 S Nelson Multi Unit Warehouse 5,100 sf shop space w/ (4) 10' x 10' OH doors. Drop ceiling, heat and A/C. Lease negotiated by Jeff Gaut jeff@gwamarillo.com</p>
 <p>SOLD</p>	<p>US Hwy 87 & Hunsley Hills Blvd Commercial Lot .92 acres located close to West Texas A&M University. Next to established Hunsley Hills neighborhood. Sale negotiated by Miles Bonifield miles@gwamarillo.com</p>	 <p>LEASED</p>	<p>6900 I-40 West The Atrium at Coulter Ridge 2,511 sf office suite. Class A atrium office building located on I-40 West. Convenient to SW Amarillo, minutes from the medical district, Westgate mall, restaurants, etc. Lease negotiated by Aaron Emerson, CCIM, SIOR</p>
 <p>LEASED</p>	<p>3350 Olsen Office / Warehouse Located just west of Paramount. Space 1600: 1,250 sf 1 office w/ storage in rear. 12' x 12' grade level door. Move in ready. Lease negotiated by Ben Whittenburg ben@gwamarillo.com</p>	 <p>LEASED</p>	<p>600 S Tyler FirstBank Southwest Tower 650 sf - first floor. Building amenities include: 24/7 live security, coffee shop, bank, fitness center, conference room, barbershop and onsite management. Lease negotiated by Aaron Emerson, CCIM, SIOR</p>
 <p>LEASED</p>	<p>4557 S Western Western View Office Park Located at 45th & Western. 259 sf office space. Utilities & WiFi/wired internet included. Common area waiting room. Lease negotiated by Gabe Irving, CCIM Gabe@gwamarillo.com</p>	 <p>LEASED</p>	<p>900 SE 2nd Warehouse space 10,000 sf warehouse space east of downtown Amarillo. Dock high with a ramp. 16' + of clear space, overhead sprinkler system. Lease negotiated by Cathy Derr, CCIM cathy@gwamarillo.com</p>
 <p>SOLD</p>	<p>3501 Marshall Residential Lot north of Amarillo 6.12 acres located on cul-de-sac. Well and culvert in place. Sale negotiated by Cathy Derr, CCIM cathy@gwamarillo.com</p>	 <p>LEASED</p>	<p>301 S Polk Amarillo Building Executive office leased. Located in the heart of downtown. Walking distance to several restaurants. Conference center w/ smart TV. Onsite owners. Lease negotiated by Aaron Emerson, CCIM, SIOR</p>
 <p>LEASED</p>	<p>600 S. Tyler FirstBank Southwest Tower 6,860 sf office suite. Full service lease. Building amenities include: 24/7 live security, coffee shop, bank, fitness center, conference room, barbershop and onsite management. Lease negotiated by Aaron Emerson, CCIM, SIOR</p>	 <p>LEASED</p>	<p>600 S Tyler FirstBank Southwest Tower 2,070 sf - 24th floor. Building amenities include: 24/7 live security, coffee shop, bank, fitness center, conference room, barbershop and onsite management. Lease negotiated by Aaron Emerson, CCIM, SIOR</p>