

AVAILABLE

GAUT · WHITTENBURG · EMERSON
Commercial Real Estate

GWAMARILLO.COM

806-373-3111

July 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.



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

**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
Gabe Irving, CCIM gabe@gwamarillo.com

Sale/Lease



**7910 McCormick #300
CEDAR RIDGE BUSINESS PARK**

Newly available 4,800 square feet space located outside city limits w/ a variety of features to suit your needs. Lease Rate: \$3,000/month + utilities.
Gabe Irving, CCIM gabe@gwamarillo.com

LEASE



LEASE



**6801 S Bell
COPPER RIDGE SHOPPING CENTER**
1,500 sf of prime space. High visibility from Bell & ample parking, this location offers plenty of potential w/ concrete floors, 2 restrooms, office & open floor plan. \$12/sf + NNN (\$3.49/sf).
Cathy Derr, CCIM cathy@gwamarillo.com

LEASE



**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

**+/- 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

LEASE



**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

**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

LEASE



**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

SALE



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July 2023 DONE DEALS



SOLD



Georgia & McCormick PLATTED LOTS

This parcel boasts 14.04 acres, divided into 10 lots w/ 150' frontage each. Platted for construction. Outside City limits

Gabe Irving, CCIM gabe@gwamarillo.com

LEASED



7910 McCormick CEDAR RIDGE BUSINESS PARK

4,800 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

8951 FM 2219

FOUR CORNERS BUSINESS PARK
2,400 square foot warehouse/shop located near multiple housing developments at FM 2219 & Soncy. 12' x 14' OH doors & outside storage,

Gabe Irving, CCIM gabe@gwamarillo.com

LEASED



7701 SW 81st

HODGES BUSINESS PARK

(3) units leased. New construction warehouse /shop. Perfect for affordable warehouse development, w/ 5,000 sf buildings that can be divided into 1,250-5,000 sf spaces.

Gabe Irving, CCIM gabe@gwamarillo.com

LEASED



LEASED



More space available

1619 Kentucky WELLINGTON SQUARE

(2) office suites at Wellington Square. This mixed-use property, located at the intersection of I-40 and Georgia, offers a bustling commercial hub for retail and office space.

Cathy Derr, CCIM cathy@gwamarillo.com

LEASED



4006 S Bonham SHOP BUILDING

6,000 sf building at I-27 & S Bonham. 3 overhead doors, 2 walk-in doors, upstairs office w/ kitchenette & bathroom. 22,657 sf fenced lot.

Cathy Derr, CCIM cathy@gwamarillo.com

1616 S Kentucky

WELLINGTON OFFICE PARK
Locally owned building w/ I-40 visibility & walkable distance to restaurants. On-site management, security system, parking garage w/ locking door, storage units, conference room.

Jeff Gaut jeff@gwamarillo.com

LEASED



More space available

2921 I-40 West WOLFLIN POINT

1,150 sf end-cap space boasts prime visibility on I-40, along w/ ample signage. The mixed-use office/retail center is under local ownership & management, offering personalized attention & support to all tenants.

Ben Whittenburg ben@gwamarillo.com

LEASED



More space available

LEASED



More space available

1619 S Kentucky WELLINGTON SQUARE

6,545 sq. ft. 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



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, and on-site owners Kevin & Ginger Nelson.

Aaron Emerson Aaron@gwamarillo.com

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



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

LEASED



More space available

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Property Management

- Our team of qualified professionals ensures your properties consistently outperform the market
- With over 120 years of leadership in the Amarillo Commercial Real Estate Market, we're your local market experts
- From maintenance personnel to decision-makers, we all live and work in Amarillo, allowing for quick decisions and adaptability
- Our integrated management and leasing process fosters open communication, maximizing your property's long-term success
- Leverage our years of experience and relationship building to achieve cost savings and improve your property's position.

Aaron Emerson CCIM, SIOR aaron@gwamarillo.com

Discover the GWE Advantage for Your Property Management Needs