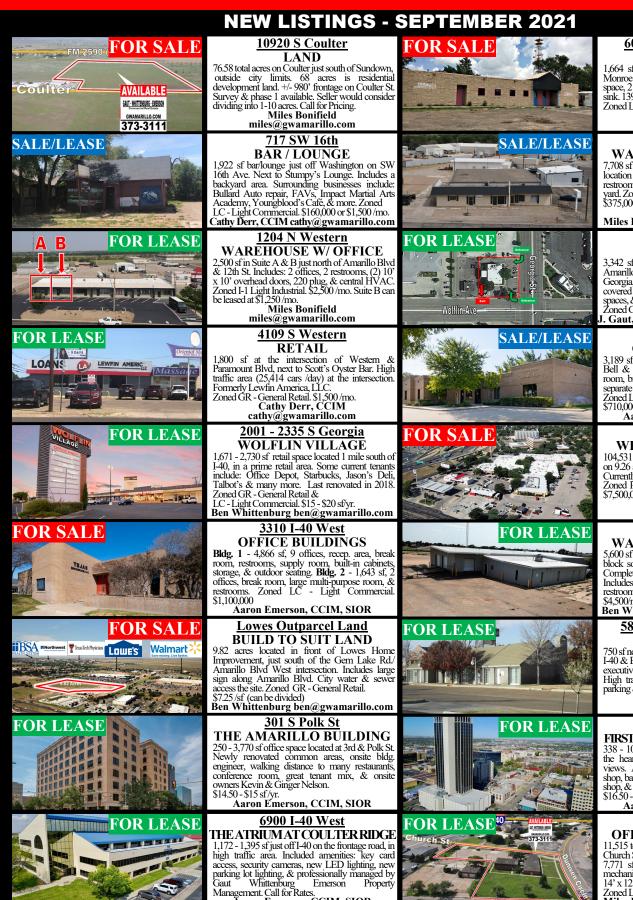
# GAUT • WHITTENBURG • EMERSON

**Commercial Real Estate** 



#### 600 West Amarillo Blvd **BAR /LOUNGE**

1,664 sf located on Amarillo Blvd, between N Monroe St & N Madison St. Incudes: large open space, 2 restrooms, 1 dry storage/kitchen w/ 3 hole sink. 139' frontage on Amarillo Blvd. Zoned LC - Light Commercial. \$150,000 Cathy Derr, CCIM cathy@gwamarillo.com

## 3312 SW 45th Ave

WAREHOUSE W/ OFFICE 7,708 sf on 45th Ave , just west of I-27. In a center location w/ a newer roof. Includes: 6 offices, 2 restrooms, 2 overhead doors, floor drain, & fenced yard, Zoned LC - Light Commercial. \$375,000 or \$3,860 sf/ yr.

Miles Bonifield miles@gwamarillo.com

#### 1838 S Georgia OFFICE

3,342 sf office building just south of I-40 along Amarillo's busiest retail corridor. Easy access from Georgia, I-40, & Wolflin. Includes: pole signage, 2 covered drive up bank teller windows, 19 parking spaces, & 150' frontage on Georgia St. Zoned GR - General Retail, \$8,500 /mo.

. Gaut, CCIM, SIOR j@gwamarillo.com

5305 I-40 West **OFFICE BUILDING** 

3,189 sf on the South I-40 Frontage Rd, between Bell & Western. Includes: 6 offices, conference room, break room, workroom, large basement & separate men & women restrooms. Zoned LC - Light Commercial. \$710,000 or 5,000 /mo.

Aaron Emerson, CCIM, SIOR

#### 1619 S Kentucky WELLINGTON SOUARE

104,531 sf Class A office / retail building situated on 9.26 acres at the intersection of I-40 & Georgia. Currently 76% occupied. High traffic area. Zoned PD - Planned Development. 7% cap rate. \$7.500.000

Cathy Derr, CCIM cathy@gwamarillo.com

### 4812 SE 22nd

WAREHOUSE W/ OFFICE 5,600 sf dock high warehouse w/2,400 sf office, 1 block south of I-40, between Eastern & Bolton. Completely remodeled w/ large fenced lot. Includes: 18 dock doors, security lighting outside, restroom, 4 offices, & large conference room. \$4,500/mo. +NNN

#### Ben Whittenburg ben@gwamarillo.com 5801 I-40 West, Suite 108 **OFFICE SPACE**

750 sf newly remodeled, just off the SE corner of I-40 & Bell St. Includes: entry/ waiting area, office, executive office w/ fireplace, & private restroom. High traffic area (51,898 cars /day). Front door parking & nicely manicured courtyard. \$900 /mo. **Ben Whittenburg** 

ben@gwamarillo.com

### 600 S. Tyler

FIRSTBANK SOUTHWEST TOWER 338 - 10,699 sf class A office spaces available in the heart of Downtown Amarillo w/ beautiful views. Amenities include: 24/7 security, coffee shop, bank, fitness center, conference room, barber shop, & on-site management. \$16.50 - \$18.64 sf/yr.

Aaron Emerson, CCIM, SIOR

2801 Duniven Circle **OFFICE W/ WAREHOUSE** 11.515 total sf located on Duniven Circle, between Church St & Blackburn St. Office includes: 7,771 sf, 11 offices/classrooms, 3 restrooms, & mechanical room, Warehouse includes: 3,744 sf. 14' x 12' OH door, & commercial kitchen. ight Commercial. \$6,000/mo Zoned LC - Light Commercial. \$6,000 /mo. Miles Bonifield miles@gwamarillo.com

600 S Tyler, Suite 101 • Amarillo, Texas 79101 • 806-373-3111 • www.gwamarillo.com

access, security cameras, new LED lighting, new parking lot lighting, & professionally managed by Gaut Whittenburg Emerson Property Management. Call for Rates. Aaron Emerson, CCIM, SIOR



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