

GAUT · WHITTENBURG · EMERSON

Commercial Real Estate



806-373-3111
GWAMARILLO.COM



FOR SALE OR LEASE

**421 SE 34th
Amarillo, TX**

MULTI-USE INDUSTRIAL PROPERTY WITH OFFICE



- 358 parking spots
- Secured, fenced storage and yard space
- Security system with cameras throughout, both inside and out
- Controlled access with card reader entry
- Located on 34th w/ easy access to I-27/I-40
- Access between connected warehouses is though 12' x 10' & 16' x 12' grade level doors.



BUILDING SIZE: +/- 112,775 sf
LOT SIZE: 9.57 acres
ZONING: I-1 Light Industrial
TAXES: \$34,296.67 / year
LEASE RATE: \$3.25 / sf /NNN
ASKING PRICE: \$3,300,000.00

Office Area: +/- 36,399 sf - Built in 1969 / 1993

- Office consists of many individual offices with large open work areas w/ work stations
- Has the ability to add additional individual offices or create large open work areas
- Isolated IT/server room with redundant power and backup generator
- Commercial grade kitchen and dining room
- Vaults for secured storage or storm shelter
- Great board room and training spaces

Middle Warehouse: +/- 51,436 sf - Built in 1969

- Insulated w/ a grade level door of 12' x 10' & (1) dock door w/ trash receptacle in place
- 12' sidewall height with 15.5' peak
- Column spacing at 50' and 24'
- Open warehouse with large break room and office/training room
- Has heat and is cooled by evaporative coolers

New Warehouse: +/- 24,920 sf - Built in 1991

- Insulated w/ (4) dock high doors
- (2) dock doors are 8' x 8'
- (2) dock doors are 8' x 10' w/ levelers
- 30' side wall height with 32' center peak height
- Limited interior columns though the center with 50' spacing
- In rack fire suppression system
- Radiant heat

This information has been secured from sources we believe to be reliable, but we make no representation or warranties, expressed or implied, as to the accuracy of the information. References to measurements are approximate. Buyer must verify the information and bears all risks for inaccuracies.

This property is represented by:
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Open Lot Storage Area

FOR SALE OR LEASE

421 SE 34th Amarillo, TX

MULTI-USE INDUSTRIAL PROPERTY WITH OFFICE

New Warehouse: +/- 24,920 SF

Original Warehouse: +/- 51,436 SF

Office Area: +/- 36,395 SF



Large Fenced Parking Lot & Shipping/Receiving Area

