

FOR LEASE

SONCY BUSINESS PARK, 8101 - 8111 S. SONCY EXECUTIVE SUMMARY

GAUT·WHITTENBURG·EMERSON
Commercial Real Estate
CCIM SIOR



OFFERING SUMMARY

Lease Rate:	\$950 - 3,500 /mo.
Building Size:	3,380 SF
Traffic Count:	18,241 cars /day on Soney
Zoning:	Outside City Limits
Available SF:	1,000 - 4,500 SF

PROPERTY OVERVIEW

Prime location, situated directly across from the Heritage Hills Development, Hillside Terrace Estates, and the newly established Heritage Hills Elementary. Enjoy effortless accessibility via Loop 335, and seamless connections to major highways, including I-27, I-40.

This versatile space offers a range of features to support your business needs:

Overhead Doors with electric garage door openers:: Various sizes of overhead doors, including 10' x 10', 10' 6" x 20', and 10'-16' tall, ensure easy access for loading and unloading.

Climate Control: Central heating and air conditioning throughout the space

Restroom: The inclusion of a restroom adds convenience for you and your employees.

220V Plugs: Equipped with 220V plugs.

3 Phase Electrical: Enjoy the efficiency and reliability of 3-phase electrical systems, suitable for various industrial and commercial operations.

This lease opportunity is designed to meet the diverse needs of businesses, from workshops and manufacturing to warehousing and more.

LOCATION OVERVIEW

Positioned conveniently along Loop 335, it offers seamless connections to major highways including I-27, I-40, and Coulter.

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8101 S SONCY

LEASE SPACES

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AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE RATE	DESCRIPTION
8101 S Soncy Suite 110	LEASED	960 SF	LEASED	24' X 40', Utilities Included
8101 S Soncy Suite 120	Available	900 SF	LEASED	24' X 40', Utilities Included
8101 S Soncy Suite 150	LEASED	1,200 SF	LEASED	30' X 40', Utilities Included
8101 S Soncy Suite 160	LEASED	1,200 SF	LEASED	30' X 40', Utilities Included
8101 S Soncy Suite 200	Available	2,400 SF	\$1,800 per month	40' x 60', Utilities Included, 2 OH doors
8101 S Soncy Suite 210	LEASED	2,400 SF	LEASED	40' x 60'
8101 S Soncy Suite 300	LEASED	3,000 SF	LEASED	(2) 10' overhead doors Can be Combined
8101 S Soncy Suite 400	Available	3,500 SF	\$2,625 per month	(2) 16' overhead doors Can be Combined
8101 S Soncy Suite 500	Available	1,000 SF	\$950 per month	(2) 10' overhead doors Can be Combined
8101 S Soncy Suites 400-500	Available	4,500 SF	\$3,000 per month	10' OH door & (2) 16' OH doors (Combined Suites)
8111 S Soncy Suite 100	LEASED	1,200 SF	LEASED	30' X 40', fenced yard, 14' OH door Can be combined
8111 S Soncy Suite 110	LEASED	1,200 SF	LEASED	30' X 40', fenced yard, 14' OH door
8111 S Soncy Suite 150	LEASED	1,200 SF	LEASED	30' X 40', fenced yard, 14' OH door LEASED
8111 S Soncy Suite 200	Available	2,400 SF	\$2,000 per month	30' X 80', fenced yard, 14' OH door Combined Space
8111 S Soncy Suite 210	LEASED	1,200 SF	LEASED	30' X 40', fenced yard, 14' OH door
8111 S Soncy Suite 250	LEASED	1,200 SF	LEASED	30' X 40', fenced yard, 14' OH door
8111 S Soncy Suite 300	LEASED	1,200 SF	LEASED	30' X 40', fenced yard, 14' OH door Can be combined
8111 S Soncy Suite 310	LEASED	1,200 SF	LEASED	30' X 40', fenced yard, 14' OH door
8111 S Soncy Suite 350	LEASED	1,200 SF	LEASED	30' X 40', fenced yard, 14' OH door Can be combined
8111 S Soncy Suite 400	LEASED	1,200 SF	LEASED	30' X 40', fenced yard, 14' OH door
8111 S Soncy Suite 410	LEASED	1,200 SF	LEASED	30' X 40', fenced yard, 14' OH door
8111 S Soncy Suite 450	LEASED	1,200 SF	LEASED	30' X 40', fenced yard, 14' OH door

GABE IRVING, CCIM | gabe@gwamarillo.com | 806.373.3111

Gaut Whittenburg Emerson Commercial Real Estate

600 S. Tyler | Amarillo, TX 79101 | 806.373.3111

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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.

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SONCY BUSINESS PARK, 8101 - 8111 S.
SONCY
ADDITIONAL PHOTOS

GAUT·WHITTENBURG·EMERSON
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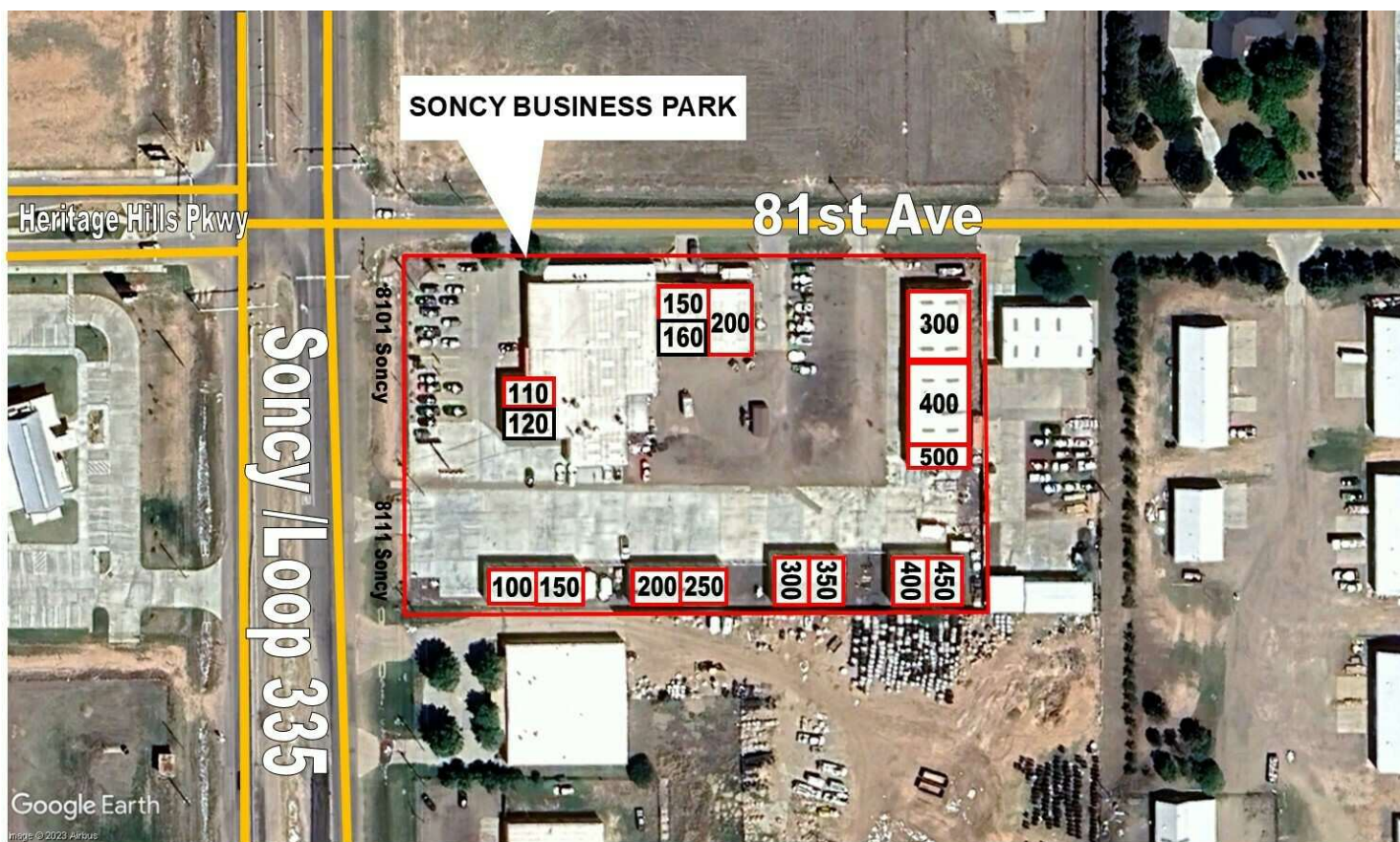
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SIOR



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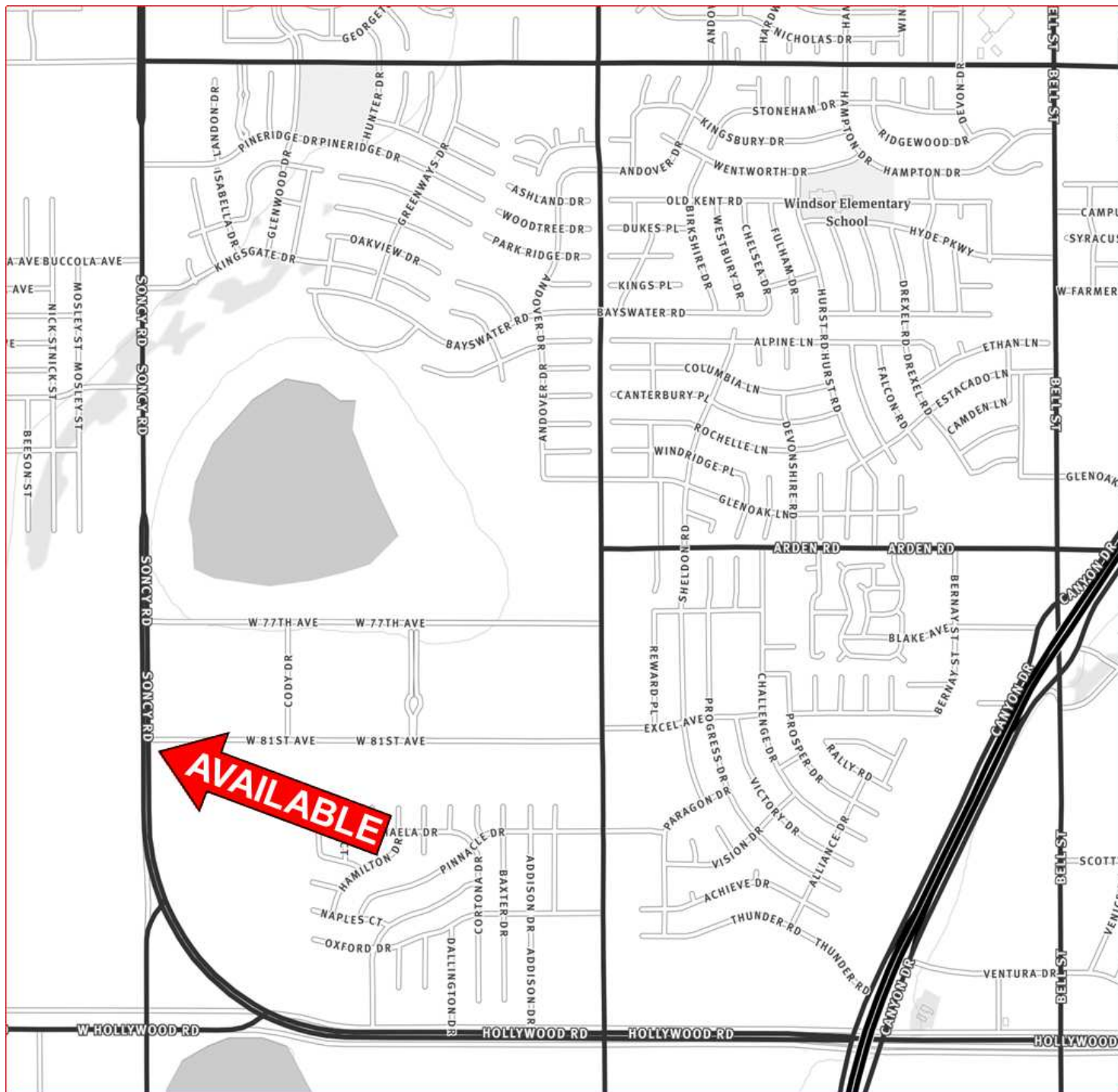
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Information About Brokerage Services

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any coincidental information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

GAUT WHITTENBURG EMERSON CRE

Licensed Broker /Broker Firm Name or
Primary Assumed Business Name

Aaron Emerson, CCIM, SIOR

Designated Broker of Firm

Aaron Emerson, CCIM, SIOR

Licensed Supervisor of Sales Agent/
Associate

475878

License No.

Email

(806)373-3111

Phone

477647

License No.

aaron@gwamarillo.com

Email

(806)373-3111

Phone

477647

License No.

aaron@gwamarillo.com

Email

(806)373-3111

Phone

Sales Agent/Associate's Name

License No.

Email

Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov