



Broker: Shawn Gillispie  
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## FOR SALE OR LEASE

### AMARILLO OFFICE/WAREHOUSE

**SALE PRICE: \$1,100,000**  
**LEASE RATE: \$7,000/**  
**month**



### PROPERTY DESCRIPTION:

**ADDRESS:** 11401 S Coulter Amarillo, TX

**COUNTY:** Randall

**YEAR BUILT:** 2016

**LOT SIZE:** 3 acres

**ACCESS:** S Coulter St., additional pavement on the north side of property

**BUILDING SIZE:** 10,820 SF – 4,620 SF office, 4,800 SF warehouse, 1400 SF upstairs storage.

**OFFICE DESCRIPTION:** 6 fully finished out offices with 25' x 40' foyer. Men's and women's bathrooms, central air.

**WAREHOUSE DESCRIPTION:** 4,800 SF with restroom and shower; 1 -12' overhead door, 2 – 14' overhead doors; parking apron on west and south side of warehouse.

**OTHER FEATURES:** Domestic well with electric submersible pump, septic tank, caliche drive around building, chain link security fence around equipment yard.

**PRICE:** SALE PRICE - \$1,100,000; LEASE RATE: \$7,000 / month.



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