

FOR LEASE

GAUT · WHITTENBURG · EMERSON

Commercial Real Estate



4525 MAVERICK ST, SUITE B EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate: \$2,700.00 per month
(MG)

Year Built: 1985

Lot Size: 19,166 SF

Zoning: LC- Light Commercial

Available SF: **4,500 SF**

PROPERTY OVERVIEW

Explore a retail & office space with an attached warehouse, perfect for a growing or start up business. Includes a retail area, parts area, 2/3 offices, & 2 restrooms. The 3 overhead doors enhances accessibility, and there is ample parking and visibility.

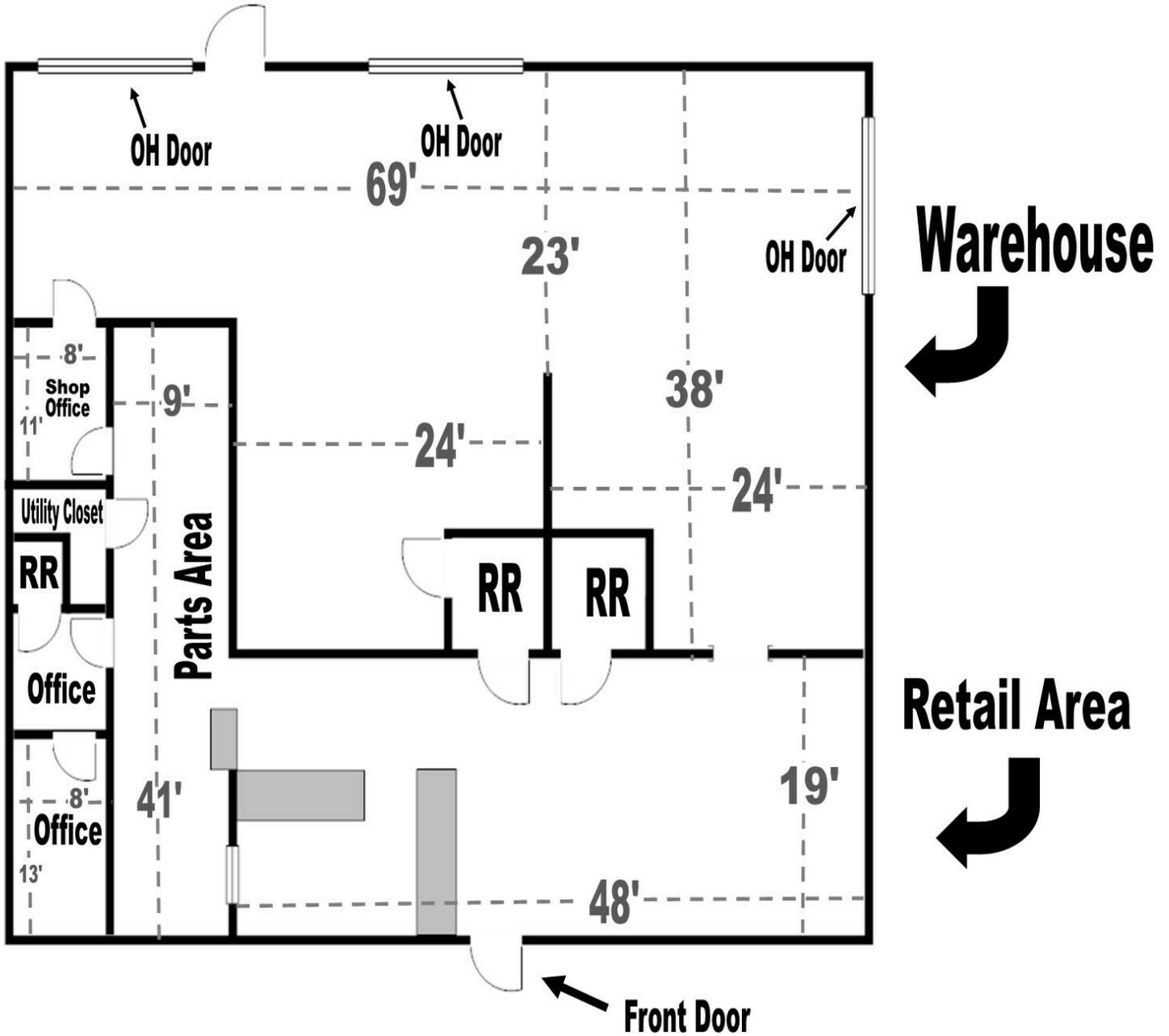
The landlord covers water, sewer, and trash.

LOCATION OVERVIEW

This property offers a functional retail area with 2-3 offices paired with a warehouse at the intersection of Maverick and Stapleton Street. Conveniently close to I-27, this property is part of a bustling retail corridor housing Abuelos Mexican Restaurant, Indulge Salon & Spa, Jeff Durbin Automotive, and Gebos, and more. Explore the practicality of this location for your business needs.

FOR LEASE

**4525 MAVERICK ST, SUITE B
FLOOR PLAN**



SHERIL FULLER | sheril@gwamarillo.com | 806.373.3111

Gaut Whittenburg Emerson Commercial Real Estate
600 S. Tyler | Amarillo, TX 79101 | 806.373.3111

GWAMARILLO.COM

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.

FOR LEASE

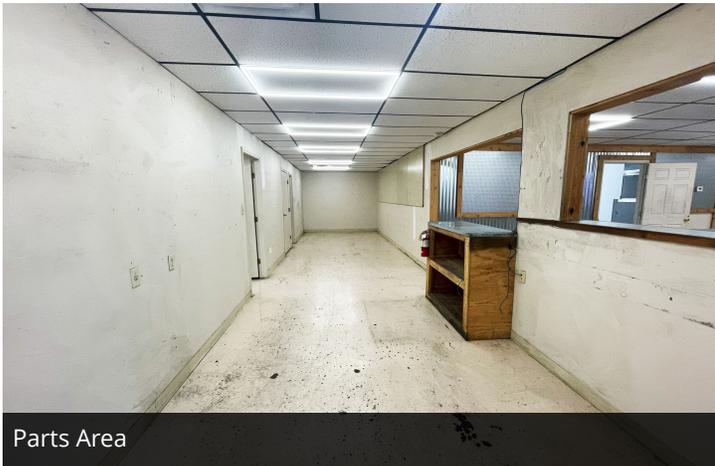
4525 MAVERICK ST, SUITE B ADDITIONAL PHOTOS



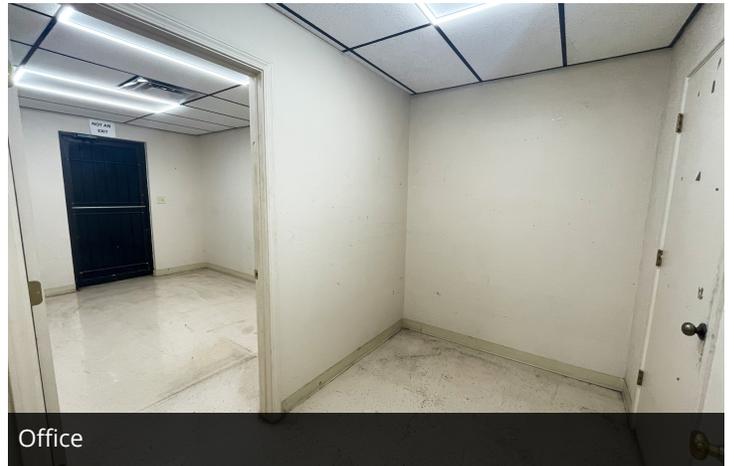
Retail Area



Retail Area



Parts Area



Office



Warehouse



Warehouse

SHERIL FULLER | sheril@gwamarillo.com | 806.373.3111

Gaut Whittenburg Emerson Commercial Real Estate
600 S. Tyler | Amarillo, TX 79101 | 806.373.3111

GWAMARILLO.COM

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.

FOR LEASE

GAUT · WHITTENBURG · EMERSON
Commercial Real Estate



4525 MAVERICK ST, SUITE B RETAILER MAP



Map data ©2024 Imagery ©2024 Airbus, Maxar Technologies

SHERIL FULLER | sheril@gwamarillo.com | 806.373.3111

Gaut Whittenburg Emerson Commercial Real Estate
600 S. Tyler | Amarillo, TX 79101 | 806.373.3111

GWAMARILLO.COM

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.

