

FOR LEASE

18600 I-27 FRONTAGE RD,  
CANYON TX  
EXECUTIVE SUMMARY

GAUT·WHITTENBURG·EMERSON  
Commercial Real Estate  
CCIM SIOR



#### OFFERING SUMMARY

Lease Rate: \$9.00 SF/YR (Gross)

Available SF: 3,600 SF

Building Size: 9,000 SF

Year Built: 2023

Lot Size: 10 Acres

Zoning: OCL

#### PROPERTY OVERVIEW

This recently constructed warehouse features a 60' X 60' open layout, ready to be tailored to your requirements. It offers versatility, allowing customization for a small office with a restroom or a single open space with four overhead doors. Ideal for various projects, including automotive and other warehouse applications. **Space can be divided.**

#### LOCATION OVERVIEW

This warehouse space is located near Canyon, TX, just minutes from Amarillo on I-27. The newly built warehouse is adjacent to The Cabinet Shoppe, the Canyon ISD Administration Building, and the Canyon ISD Transportation facility. Accessible from the Rockwell Exit, south toward Canyon.

#### PROPERTY HIGHLIGHTS

- (2) 14' x 12' OH doors in the front
- (2) 8' x 8' OH doors in the back
- 4 man doors
- Plumbed for restrooms

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ADDITIONAL PHOTOS

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Front Overhead Doors



Rear Overhead Doors

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18600 I-27 FRONTAGE RD,  
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RETAILER MAP

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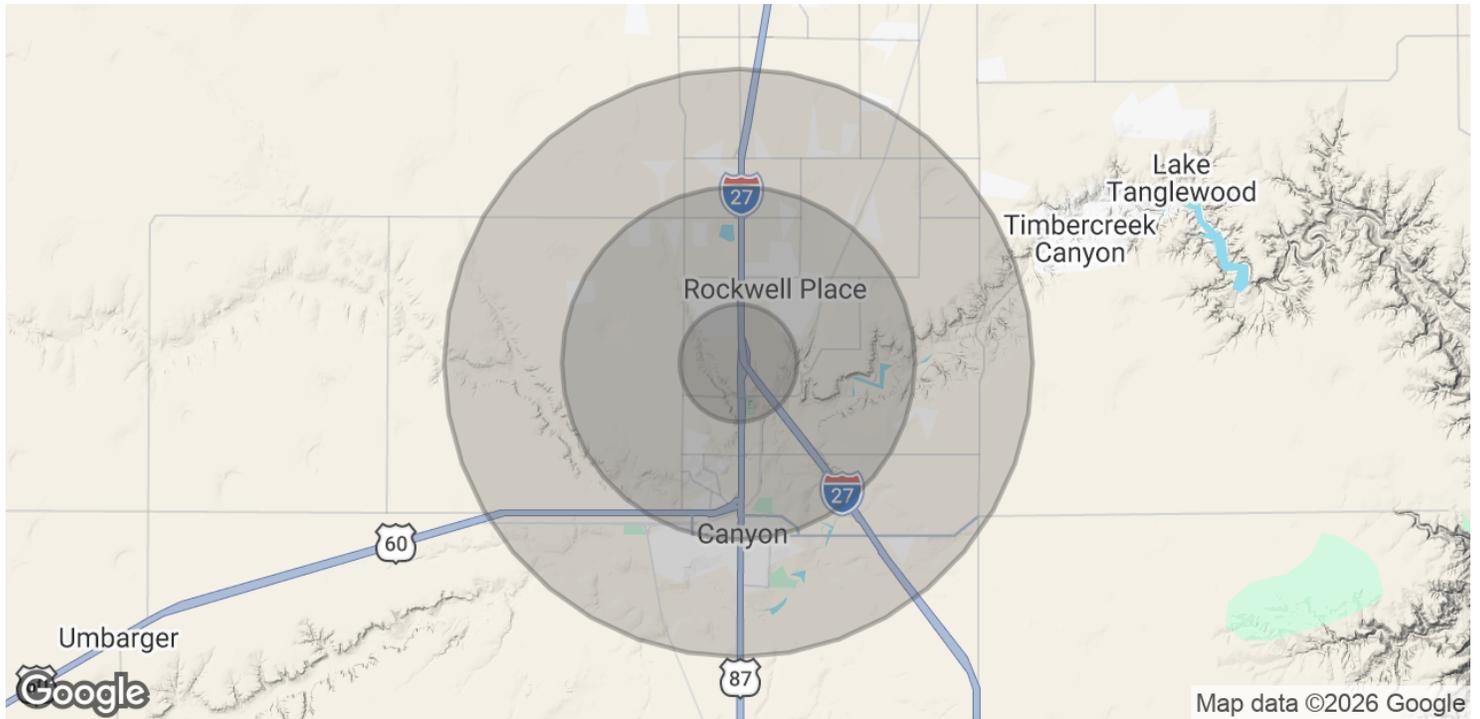
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# 18600 I-27 FRONTAGE RD, CANYON TX DEMOGRAPHICS MAP & REPORT



<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Population	896	12,055	23,130
Average Age	38.2	33.3	34.3
Average Age (Male)	29.0	34.5	36.2
Average Age (Female)	42.3	32.2	33.2

<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Households	316	4,236	8,588
# of Persons per HH	2.8	2.8	2.7
Average HH Income	\$92,452	\$73,853	\$71,747
Average House Value	\$289,084	\$204,570	\$188,272

2020 American Community Survey (ACS)

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