

FOR LEASE

421 SE 34TH

MULTI-USE INDUSTRIAL PROPERTY WITH OFFICE

GAUT · WHITTENBURG · EMERSON

Commercial Real Estate



OFFERING SUMMARY

Available SF: 112,775 SF

Lease Rate: \$3.25 SF/yr (NNN)

Lot Size: 9.57 Acres

Year Built: 1969

Zoning: I-1 Light Industrial

PROPERTY OVERVIEW

2023 Property Taxes = \$32,757.68 or \$.29/sf

2023 Property Insurance = \$61,504.68 or \$.55/sf

- 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 through 12' x 10' & 16' x 12' grade level doors.

BEN WHITTENBURG | ben@gwamarillo.com | 806.373.3111

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PROPERTY HIGHLIGHTS

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: +/-40,126 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: +/- 36,230 sf - Built in 1991

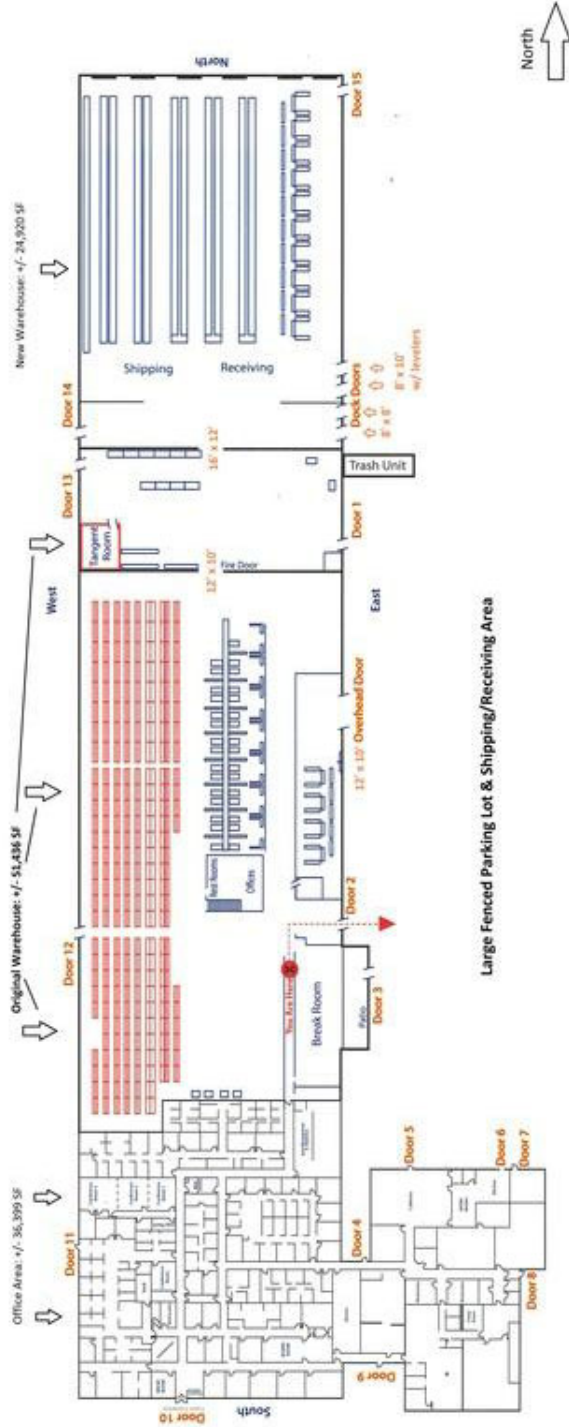
- Insulated w/ (4) dock high doors
- (2) dock doors are 8' x 8' • (2) dock doors are 8' x 10' w/ levelers
- 30' side wall height with 32' center peak height
- Limited interior columns though the center with 50' spacing • In rack fire suppression system
- Radiant heat

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421 SE 34TH SITE PLAN

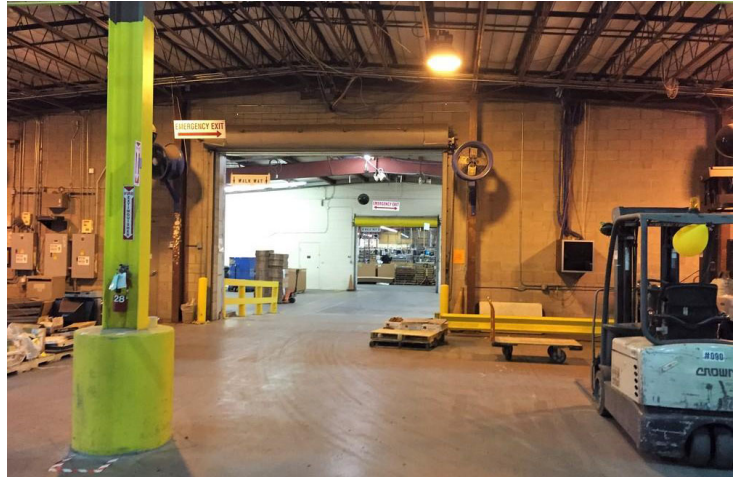
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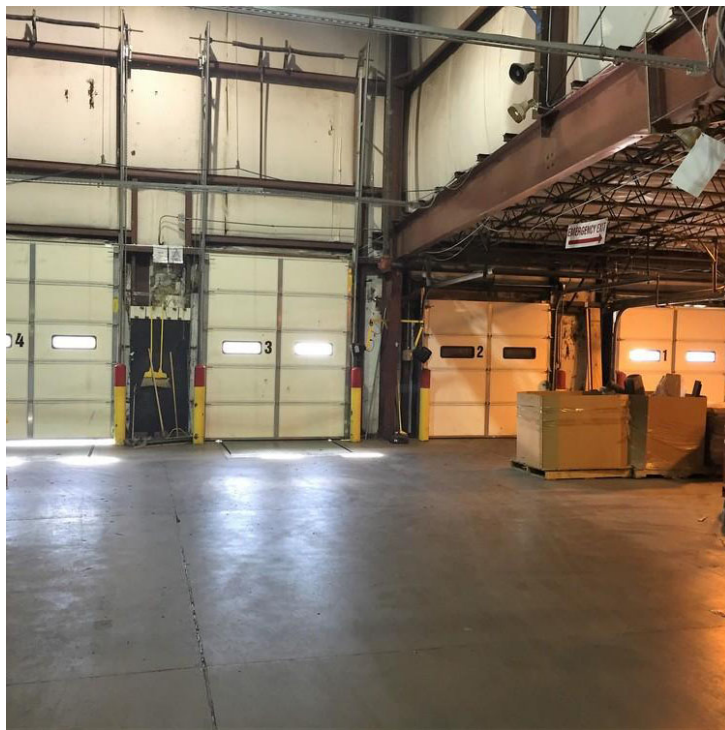
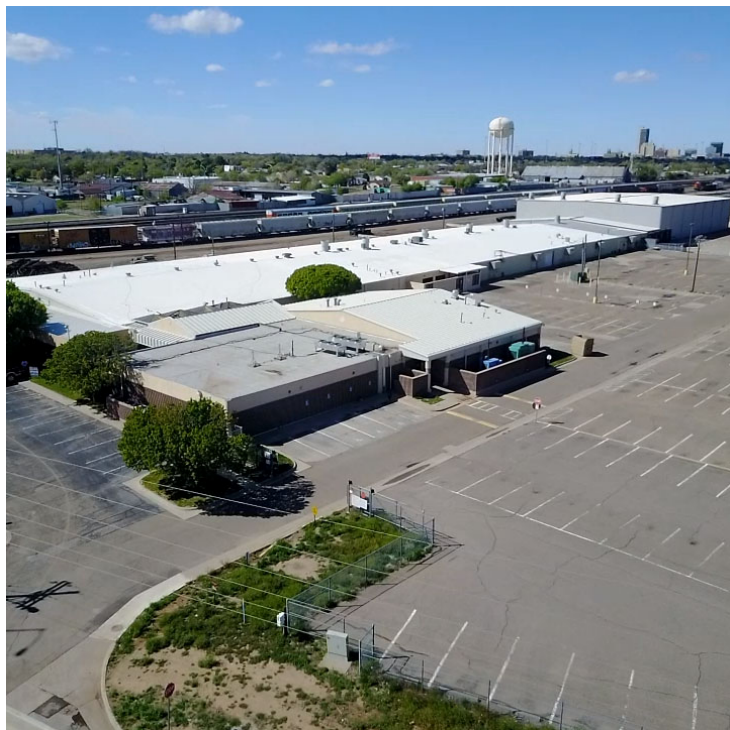
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ADDITIONAL PHOTOS



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ADDITIONAL PHOTOS

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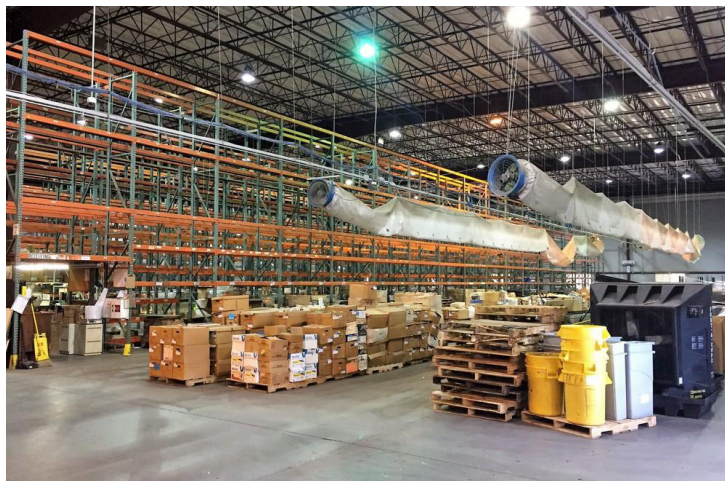
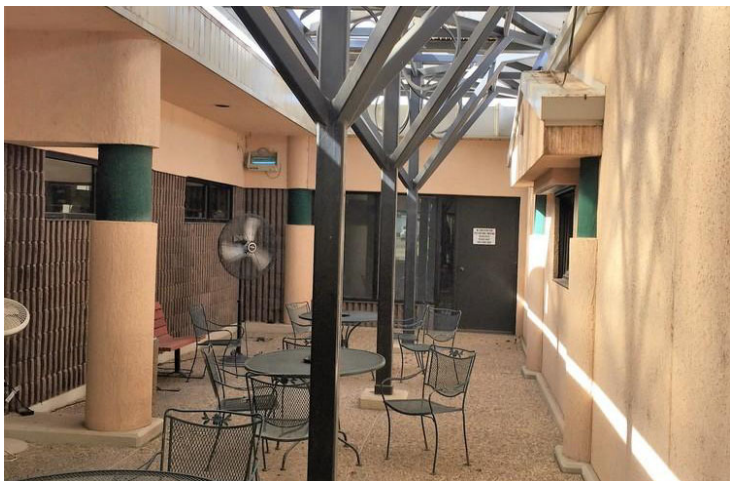


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421 SE 34TH RETAILER MAP

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