



LLANO
REAL ESTATE GROUP

CREATE. BUILD. INSPIRE.

1801 B AVE

Amarillo, TX 79111

JOSH LANGHAM

806.392.9912 x1

jjl@llanoregroup.com

**INDUSTRIAL PROPERTY
FOR LEASE**

PROPERTY SUMMARY



PROPERTY DESCRIPTION

The Hangers were previously used by Amarillo Air Force Base in March 1951 and became the first air force all-jet mechanic-training base. The shell of the hanger buildings is in good shape with exterior modifications in need. Location adjoining Amarillo's airport and having runway access to the hangers is where you will find the value for large industry or government operations.

LOCATION DESCRIPTION

Discover an ideal location for industrial, warehouse, or distribution operations in Amarillo, Texas. The area surrounding the property offers convenient access to major transportation routes, including Interstate 40 and US Route 287, ensuring seamless connectivity for logistical operations. Within close proximity, tenants will find Amarillo International Airport, offering easy access to domestic and international markets. With access to Amarillo airport runway the property would have access for direct delivery by air, making it an attractive location for industrial tenants looking to establish or expand their operations.

OFFERING SUMMARY

Lease Rate:	\$1.50 - 10.00 SF/yr (NNN)
Number of Units:	12
Available SF:	7,176 - 33,000 SF
Lot Size:	6,432,941 SF
Building Size:	66,000 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	2	10	42
Total Population	7	37	422
Average HH Income	\$66,655	\$64,856	\$64,267

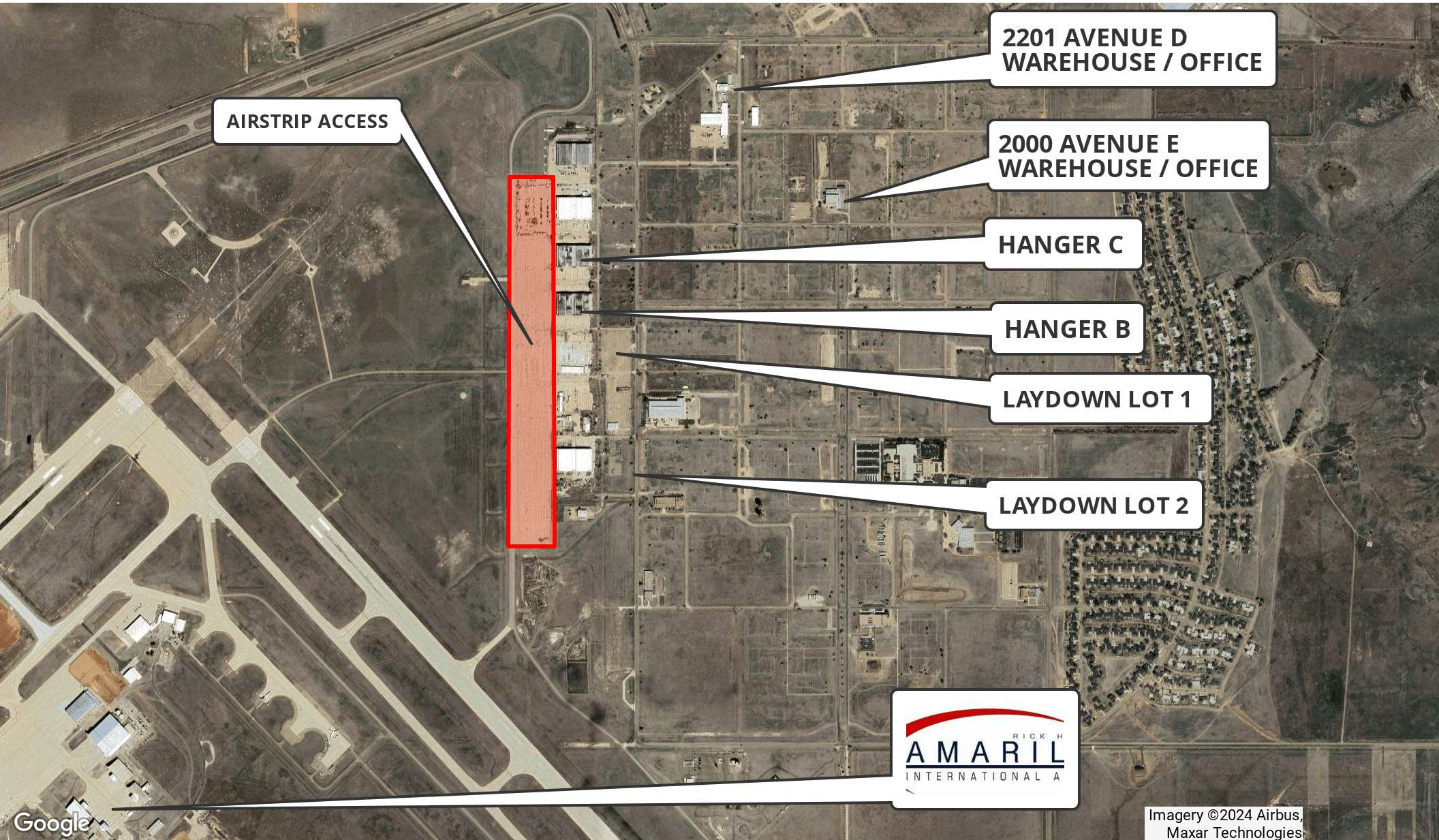
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AERIAL MAP



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LEASE SPACES

Morgan **Modular Education/Office Buildings** **LLANO REAL ESTATE GROUP**
Available Immediately
 We Will Deliver and Install All or Part of this Building on Your Site
For Sale or Lease
 60' x 196'
 11,760 SQFT
 30 Rooms
 60' x 169'
 10,140 SQFT
 26 Rooms
 Cubicles Optional



For Sale or Lease
 These Buildings can be Divided at Any of the Module Lines. You Can Take All or Part of These Buildings

Morgan **Modular Education/Office Buildings** **LLANO REAL ESTATE GROUP**
Available Immediately
 We Will Deliver and Install All or Part of this Building on Your Site
For Sale or Lease



LEASE INFORMATION

Lease Type:	NNN
Total Space:	7,176 - 33,000 SF

Lease Term:	12 to 120 months
Lease Rate:	\$1.50 - \$10.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Hanger B-1	Available	33,000 SF	NNN	\$2.00 - 6.00 SF/yr	-
Hanger B-2	Available	33,000 SF	NNN	\$2.00 - 6.00 SF/yr	-
Morgan Modular Office Building	Available	10,140 SF	NNN	\$10.00 SF/yr	-
2000 E Avenue Warehouse	Available	28,000 SF	NNN	\$3,500 per month	-
2000 E Avenue Office	Available	17,503 SF	NNN	\$3,500 per month	-
2301 D Avenue	Available	7,176 SF	NNN	\$2,250 per month	-

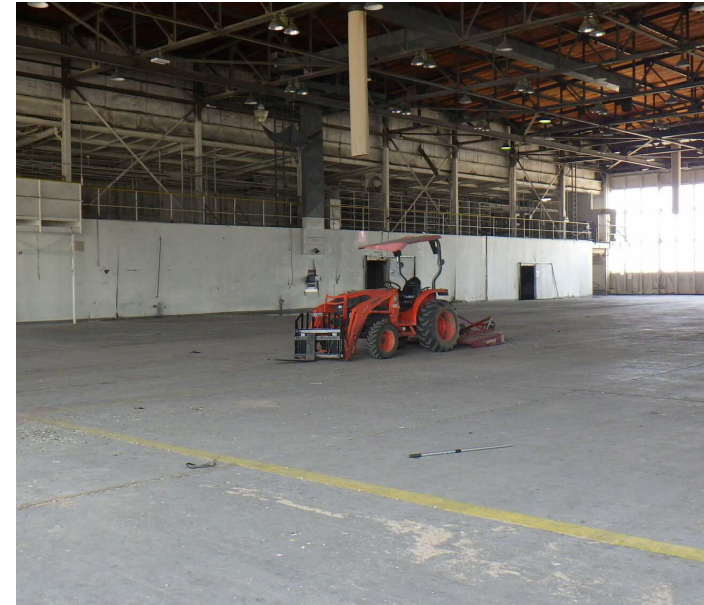
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ADDITIONAL PHOTOS



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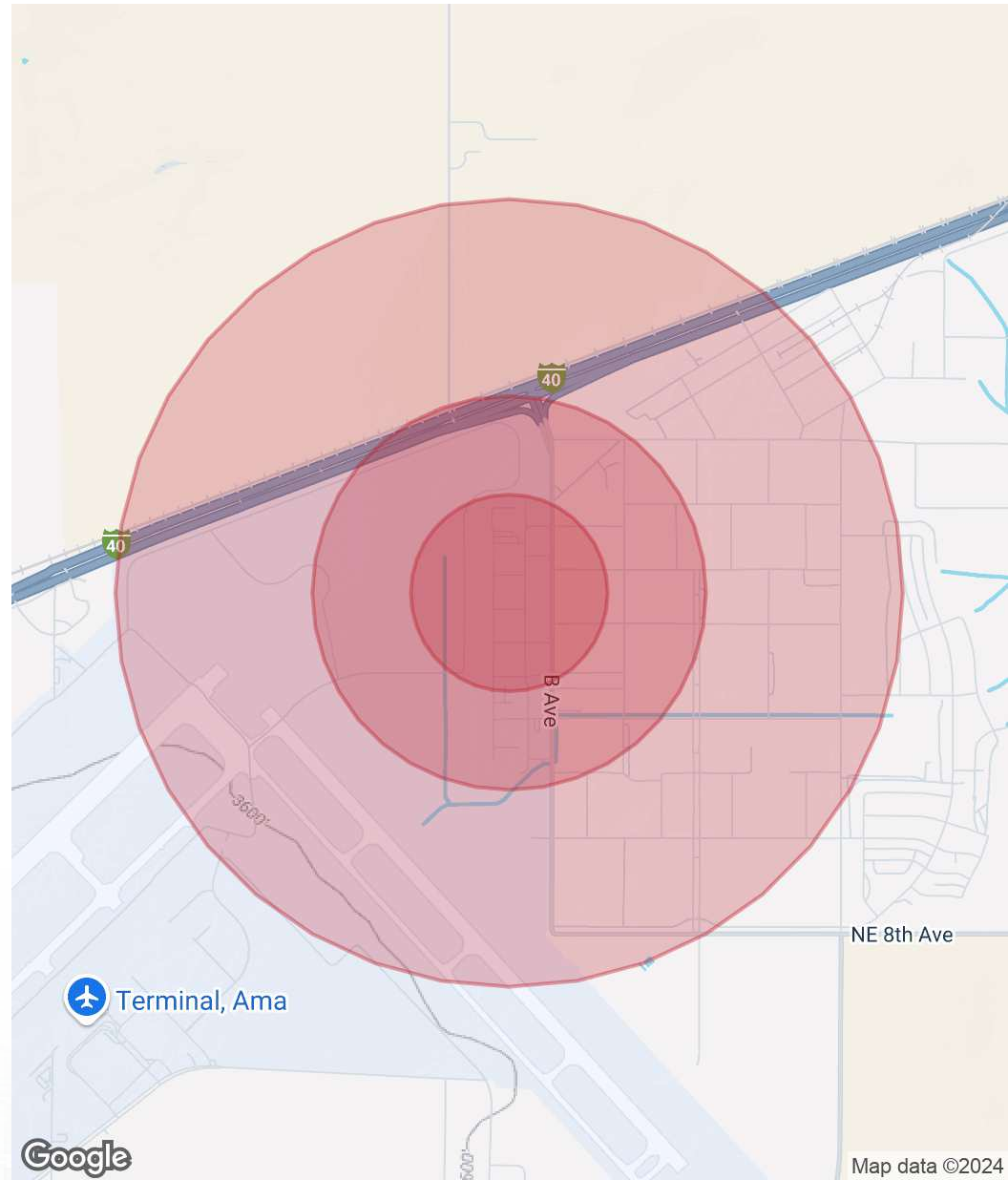
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DEMOGRAPHICS MAP & REPORT

POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	7	37	422
Average Age	31.4	29.1	39.5
Average Age (Male)	31.3	29.0	39.6
Average Age (Female)	31.4	28.9	15.3

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	2	10	42
# of Persons per HH	3.5	3.7	10.0
Average HH Income	\$66,655	\$64,856	\$64,267
Average House Value	\$49,950	\$27,041	\$42,155

2020 American Community Survey (ACS)



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