

AMARILLO INDUSTRIAL BUILDING, TX

READY BUILDING BROCHURE

CORPORATE ECONOMIC DEVELOPMENT



GENERAL SITE INFORMATION

Location	4714 NE 24th, Amarillo, Texas
Owner Representative	J. Gaut - Gaut Whittenburg Emerson CRE, 600 S. Tyler, Amarillo, TX 79101
Size	412,000 square feet
Zoning	I-2 (Heavy Industrial)
Asking Price	Sale price: Call broker; Lease Rate: \$2.50/square foot (NNN)
Highway Access	5.3 miles from I-40, ~4 miles to I-87
Air Access	8 miles to Rick Husband International Airport
Rail Served	No rail access

UTILITY INFORMATION

Electric Power	Xcel Energy. 3 phase, 12.47kV to 4.16kV primary service. 4MVA of capacity. Service is underground. All lines are located underground. Multiple voltages and types of service are offered including secondary voltages 277/480 wye or primary voltages 7620/13200V wye.
Natural Gas	Atmos Energy Corporation - West Texas Division. 16 inch high pressure main.
Water	City of Amarillo. 12 inch main, 80 psi, 105 MGD (need to confirm)
Sewer	City of Amarillo. 24 inch main, 28 MGD (need to confirm)
Telecom/Fiber	AT&T. Fiber cable - The effective bandwidth of the SONET ring technology is 5 T-1.

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SITE DUE DILIGENCE DOCUMENTATION AVAILABLE (REPORTS AND DETAIL AVAILABLE)

Title Commitment	<input checked="" type="checkbox"/>	Archeological and Historic Use Assessments	<i>Not required</i>
Aerial Site Views and Maps		Park Covenants and Restrictions	
Park Master Plan		Transportation Access Maps	<input checked="" type="checkbox"/>
Utility Service Maps	<input checked="" type="checkbox"/>	Geotechnical Study / Soil Survey	
Site Dimensions and Configuration		FEMA Flood Plain Designation with map	
Wetlands Delineation and Map		Air Attainment Status	<input checked="" type="checkbox"/>
Phase 1 Environmental Assessment		Endangered Species Assessment	<i>Not required</i>

GENERAL COMMUNITY INFORMATION

Community Profile and Demographics	<input checked="" type="checkbox"/>	Letters of Support	<i>Not required</i>
State and Local Incentives Overview		Business and Industrial Support Services and Amenities Profile	<input checked="" type="checkbox"/>



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