



PRICE: \$15.75 SF/YR

# 311 EAST ILLINOIS AVENUE

Midland, TX 79701

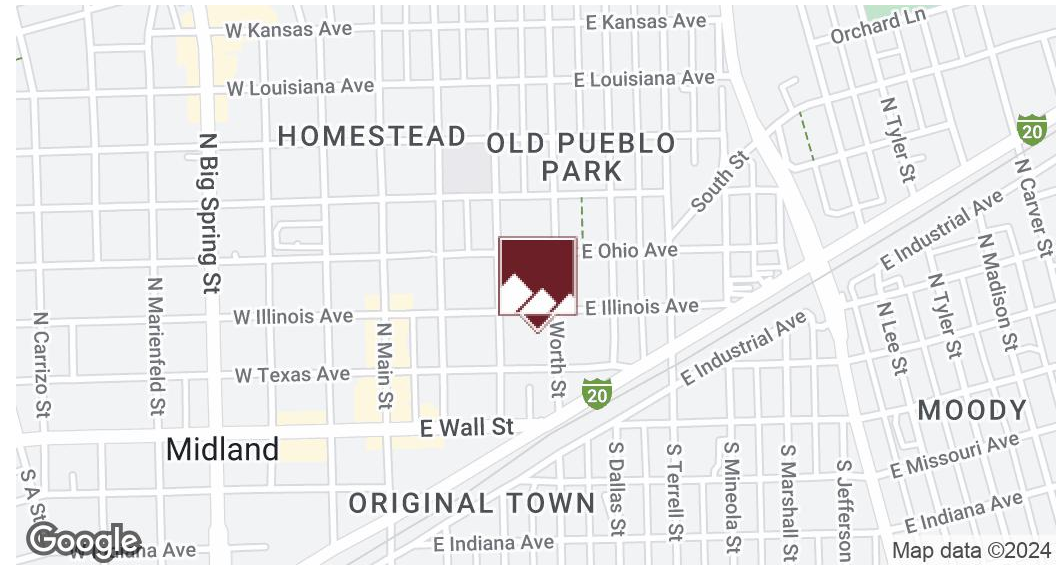
**Trey Dennis**

Broker  
432.236.7500  
trey@moriahgroup.net

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## Property Description

New leasing opportunity in Downtown Midland! 4,800 SF Flex Building, featuring a mix of 1,800 SF Office Space and 3,000 SF Warehouse. The property is in excellent condition, surpassing the average quality of nearby buildings. The layout includes 3 offices, a shop office, reception area, break room, office restroom, shop restroom, and ample natural light. Currently occupied by a printing company, the space is ideal for businesses requiring both office space and equipment storage, such as IT companies, photographers, small oilfield service companies, or landmen.

## Offering Summary

Lease Rate:	\$15.75 SF/YR (NNN)
Available SF:	4,800 SF
Lot Size:	0.32 Acres

## Location Description

Located at the corner of E Illinois Ave and N Fort Worth Street in Downtown Midland, with easy access to Hwy 80.

## Property Highlights

- Stand-Alone Building
- Easy Access to Hwy 80
- Paved Parking Surrounding the Building
- Metal Construction | Built in 1975
- (1) Overhead Door
- \*NNNs: \$1.38

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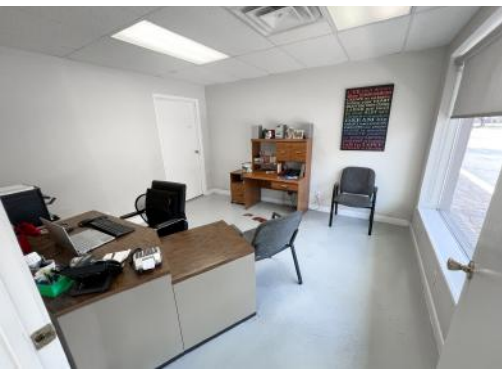
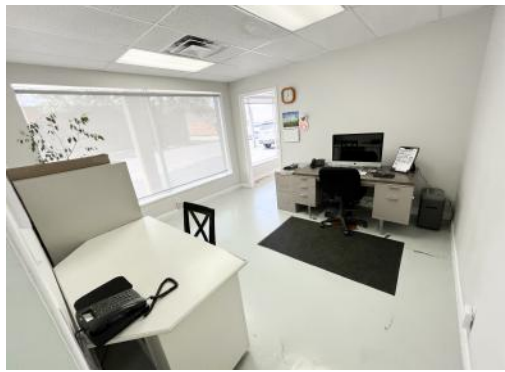
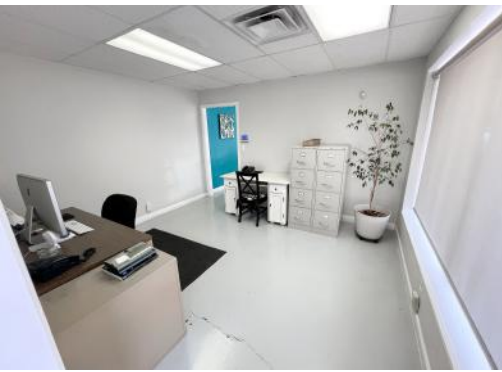




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BROKERAGE SERVICES, LLC



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