



NOW LEASING

4061 Thomas St, Oxford, FL 34484

**PRESTON
PLACE**
BUSINESS PARK

**1,200- 3,200 SF FLEX &
WAREHOUSE SUITES**

Preston Hage • 407-423-7600 • Preston@SchrimsherHage.com

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FOR LEASE: Inquire for Pricing

*Monthly rates plus tax and electric

Negotiable Leasing Terms

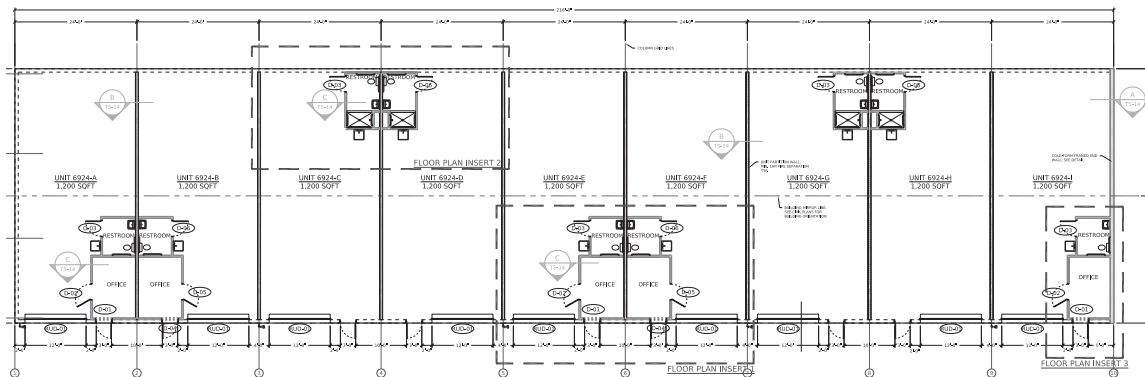
PROPERTY FEATURES

- Property Manager on site •
- 24-hour recorded video surveillance •
- 24-hour access •
- Dumpsters on-site •

UNIT FEATURES

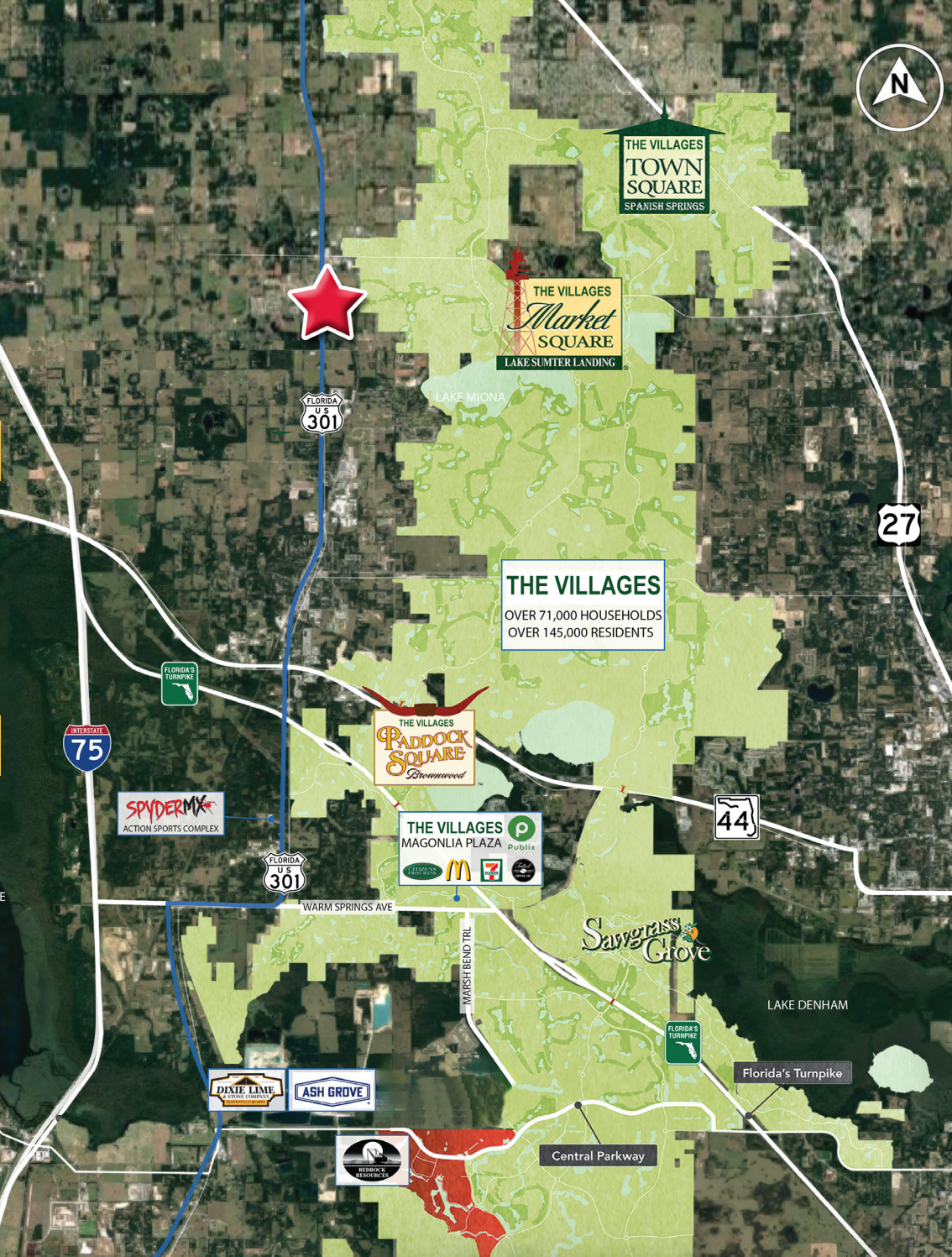
- Up to 3,200 SF units with or without office •
- Independent HVAC in all units, including warehouse •
- 12' x 14' remote controlled roll-up doors •
- Optional 400 and 800 SF mezzanines •
for extra space
- Electric voltage 220, single phase 125 AMP •
- 3 phase 150amp available •
- Private bathroom •

Example Floorplan



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8 minutes
(5.7 miles)



9 minutes
(6.2 miles)



12 minutes
(7.7 miles)



12 minutes
(7.8 miles)

2023 DEMOGRAPHICS

	5 MINS	10 MINS	15 MINS
POPULATION	5,214	27,267	120,215
HOUSEHOLDS	2,228	13,369	61,903
AVERAGE HOUSEHOLD INCOME	\$79,666	\$84,924	\$86,942
TOTAL BUSINESSES	388	1,152	3,200
TOTAL EMPLOYEES	4,829	12,782	30,929
DAYTIME POPULATION	7,841	32,210	125,873

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SITE MAP

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ADDITIONAL BUILDINGS
AVAILABLE OCTOBER 1ST



THOMAS ST



BLDG C 10,800 SF

BLDG E 14,400 SF

BLDG G 10,800 SF

BLDG I 14,400 SF

BLDG K 14,400 SF

BLDG D 10,800 SF

BLDG F 10,800 SF

BLDG H 10,800 SF

BLDG J 10,800 SF

BLDG L 10,800 SF

WATER RETENTION AREA

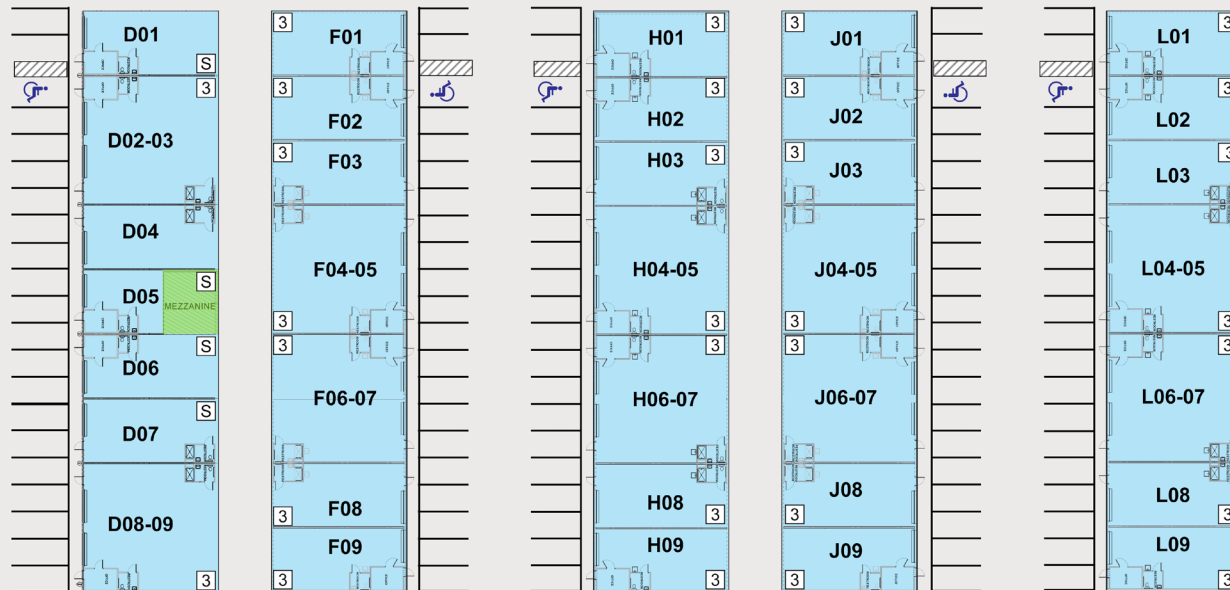
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MEZZANINE LOCATIONS



THOMAS ST



- LEGEND**
- RETAIL - NOT A PART
 - FLEX SPACE - SIZE OPTIONS
 - MEZZANINE
 - 1,200 SF 24' X 50'
 - 2,400 SF 48' X 50'
 - 1,600 SF 24' X 50' + MEZZANINE
 - 3,600 SF 48' X 50' + MEZZANINE
 - S SINGLE PHASE, 125 AMP
 - 3 3-PHASE, 150 AMP
 - ✖ MAIN OFFICE

