



NOW LEASING

4061 Thomas St, Oxford, FL 34484

**PRESTON
PLACE**
BUSINESS PARK

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

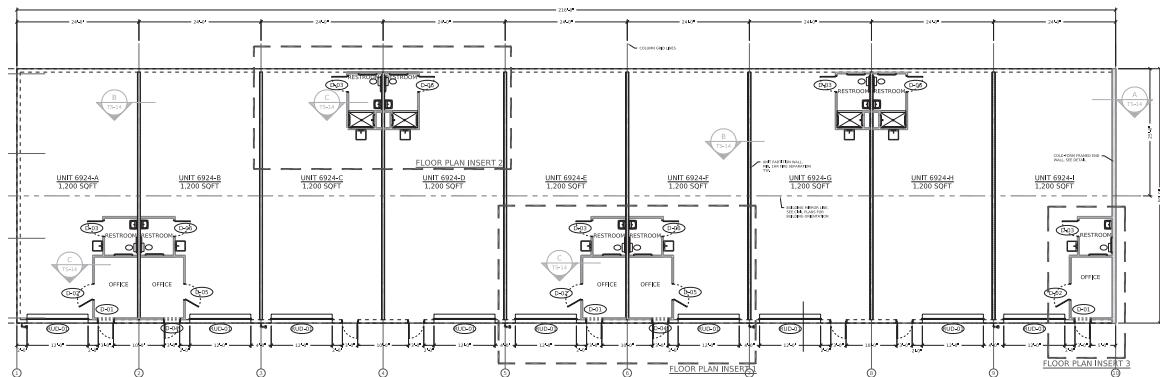
Preston Hage • 407-423-7600 • Preston@SchrismsherHage.com

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Example Floorplan



FOR LEASE: Inquire for Pricing

*Monthly rates plus tax and electric
Negotiable Leasing Terms

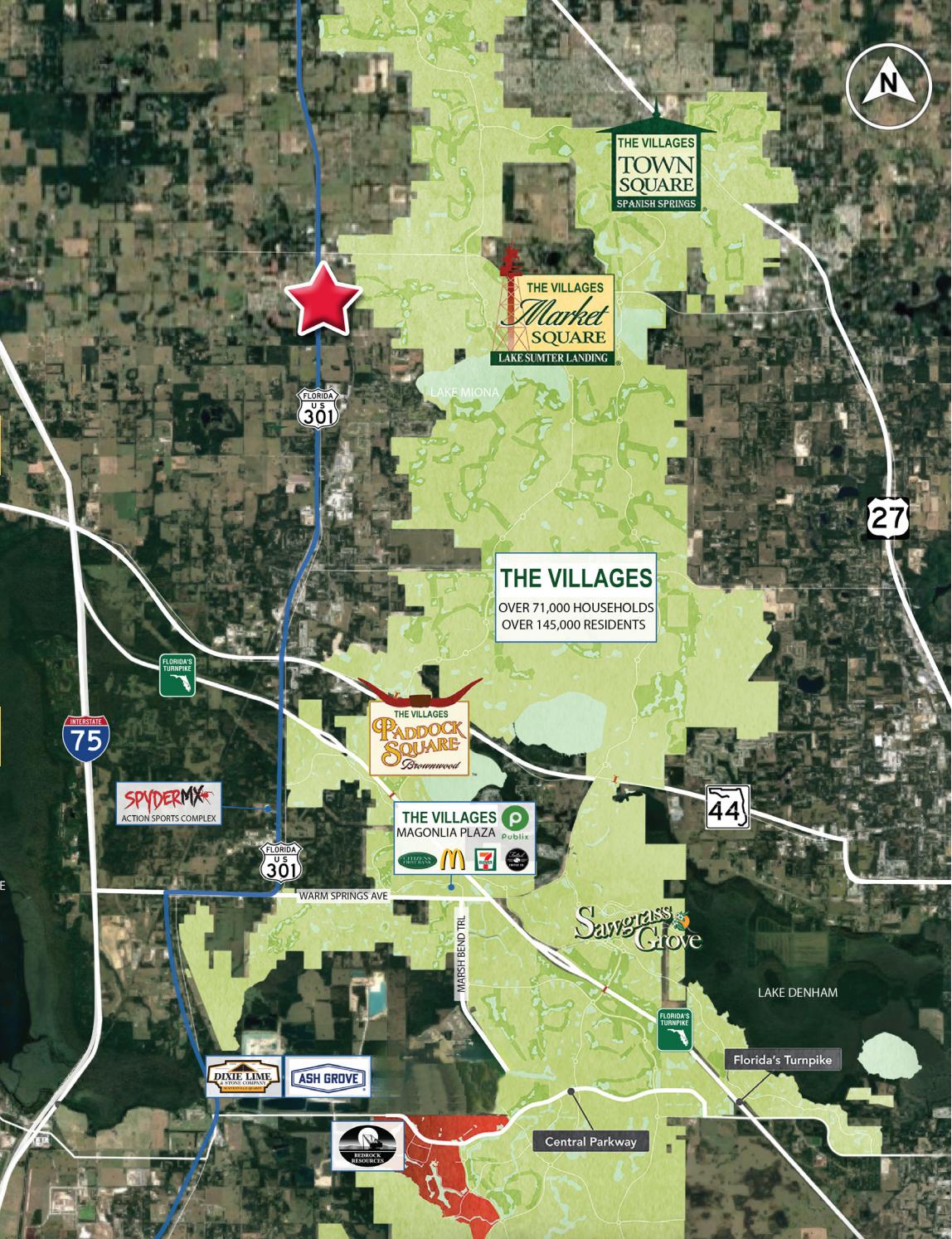
PROPERTY FEATURES

- 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 •

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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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PRESTON
PLACE
BUSINESS PARK



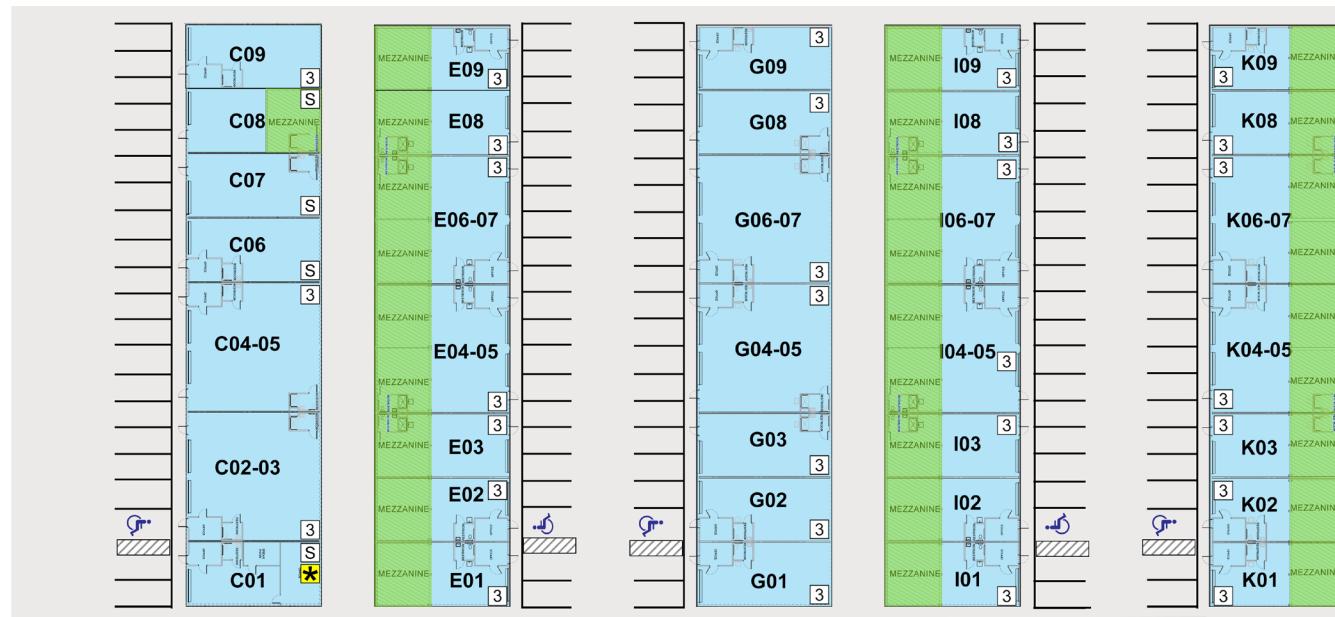
ADDITIONAL BUILDINGS
AVAILABLE OCTOBER 1ST



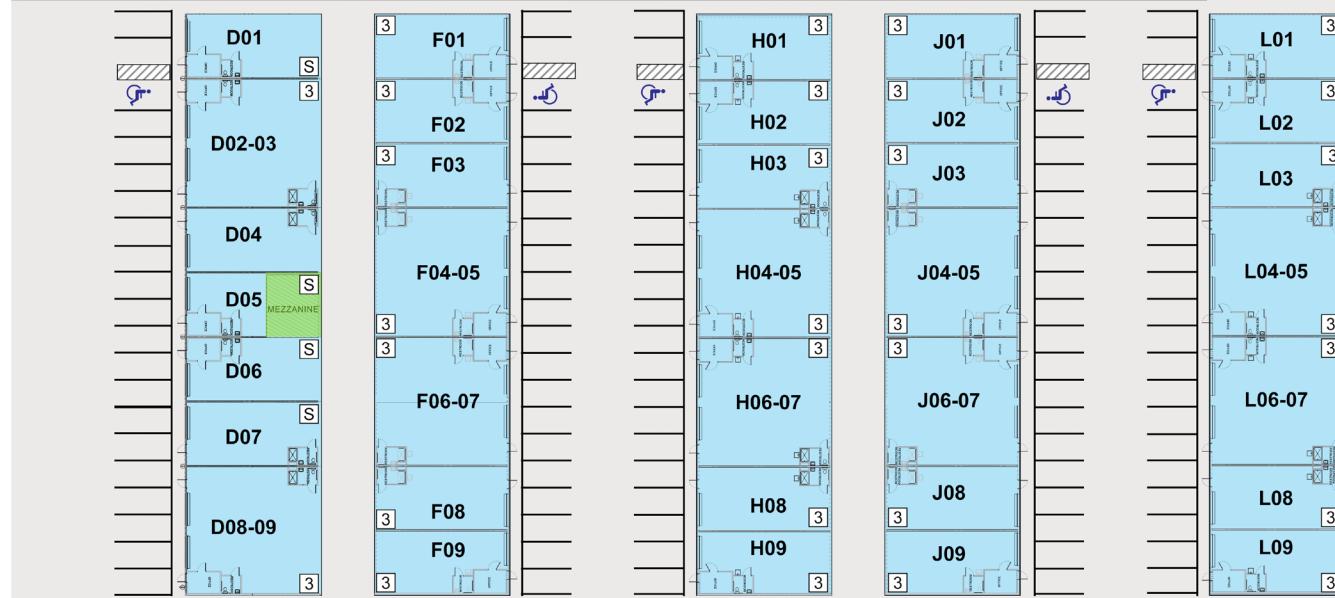
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MEZZANINE LOCATIONS



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-PHASE, 150 AMP	
*	MAIN OFFICE



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