

office/warehouse  
for  
**LEASE**

3,035sf

\$15.75/sf nnn

- + warehouse with private office
- + newly renovated

- + **Bulding:** 26,577 SF
- + **Primary:** industrial
- + **Parking:** ample

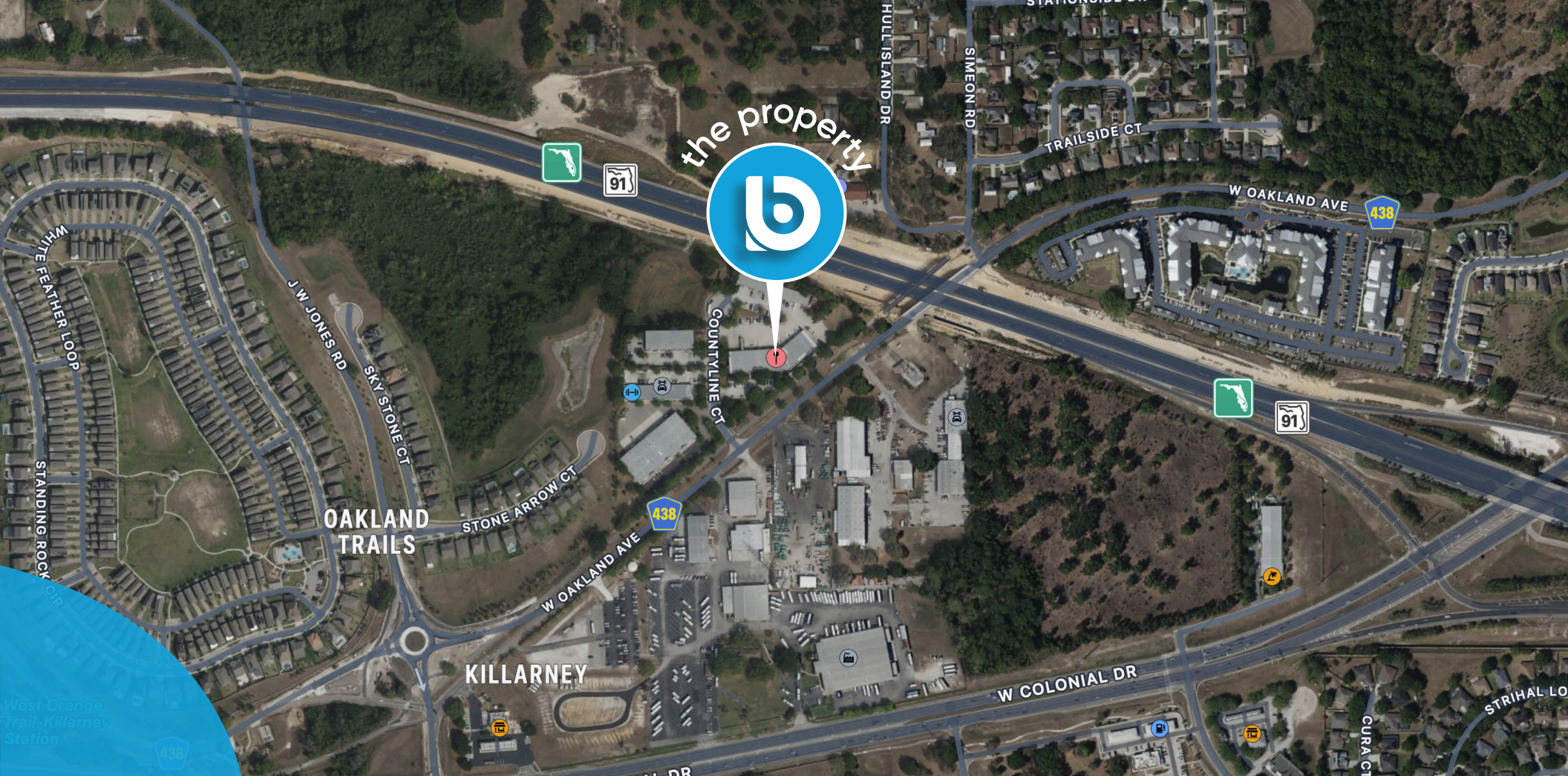


940 w oakland ave,  
Suite a7  
oakland, fl 34787

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Bishop Beale Duncan  
COMMERCIAL REAL ESTATE



## highlights

Located just off West Colonial Drive and next to the West Orange Trail

- available immediately
- warehouse with built-out office
- amenities Include: large conference room, open work area, and restroom
- built in 2004
- building signage
- clear height: 16' - 18'
- loading: one grade-level 12' x 12'
- fire safety
- three phase power



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property aerial



aerial

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interior photos



entry



kitchenette



work/showroom



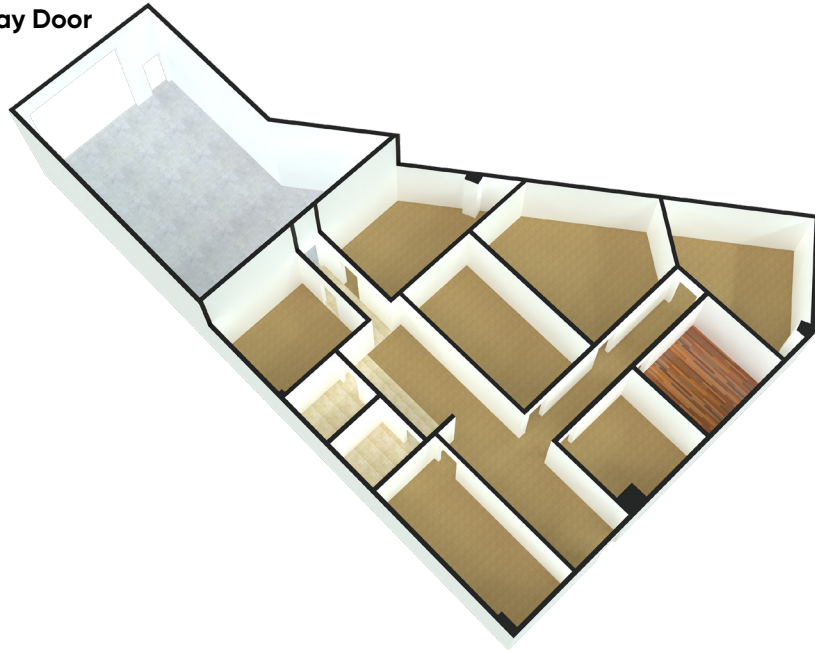
warehouse

interior



suite a7 | 3,035 sf

Bay Door



interior





location map

demographics

| Radius | Population | HH Income | Businesses | Employees |
|--------|------------|-----------|------------|-----------|
| 1-Mile | 2,967      | \$102,198 | 102        | 666       |
| 2-Mile | 22,114     | \$99,567  | 720        | 4,890     |
| 3-Mile | 85,545     | \$92,933  | 3,204      | 25,026    |



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