



**NOW LEASING**

4061 Thomas St, Oxford, FL 34484



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

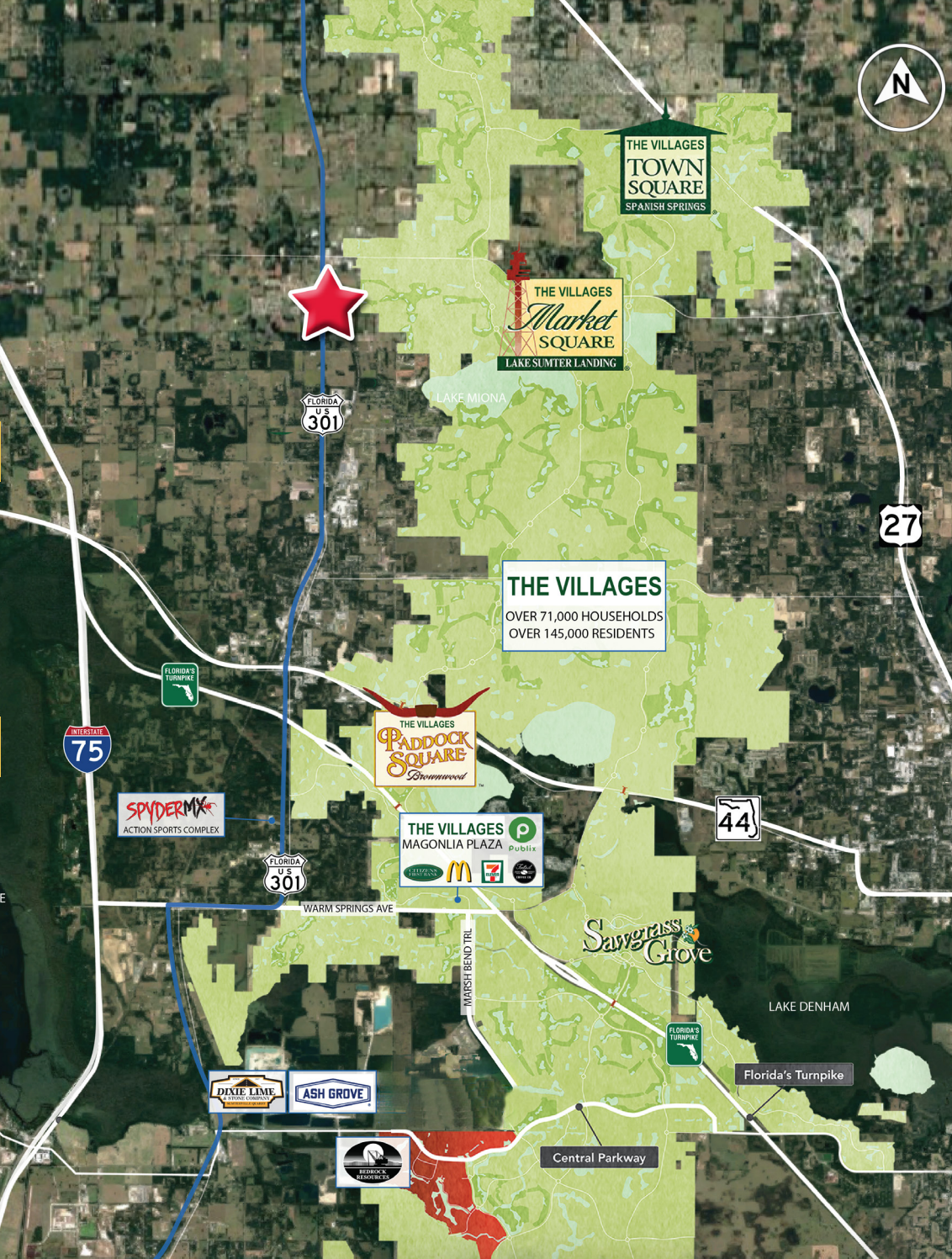
**Preston Hage • 407-423-7600 • [Preston@SchrimsherHage.com](mailto:Preston@SchrimsherHage.com)**

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# PRESTON PLACE

BUSINESS PARK

4061 Thomas St  
Oxford, FL 34484



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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**PRESTON  
PLACE**  
BUSINESS PARK

**FOR LEASE: Inquire for Pricing**  
\*Monthly rates plus tax and electric  
Negotiable Leasing Terms

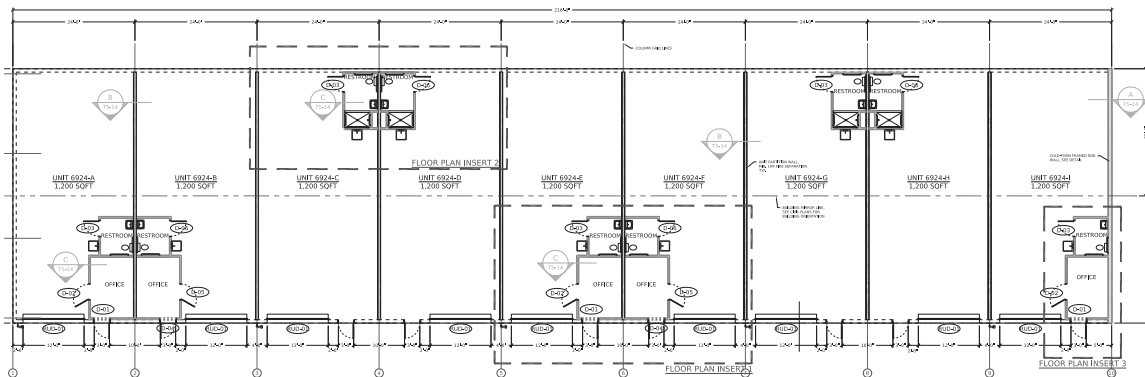
## PROPERTY FEATURES

- 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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# SITE MAP

4061 Thomas St  
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**PRESTON  
PLACE**  
BUSINESS PARK



ADDITIONAL BUILDINGS  
AVAILABLE OCTOBER 1ST



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# MEZZANINE LOCATIONS



**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