

AVAILABLE FOR LEASE

Premier Distribution Space

19,161 SF - OCEANSIDE, CA

4039

CALLE PLATINO

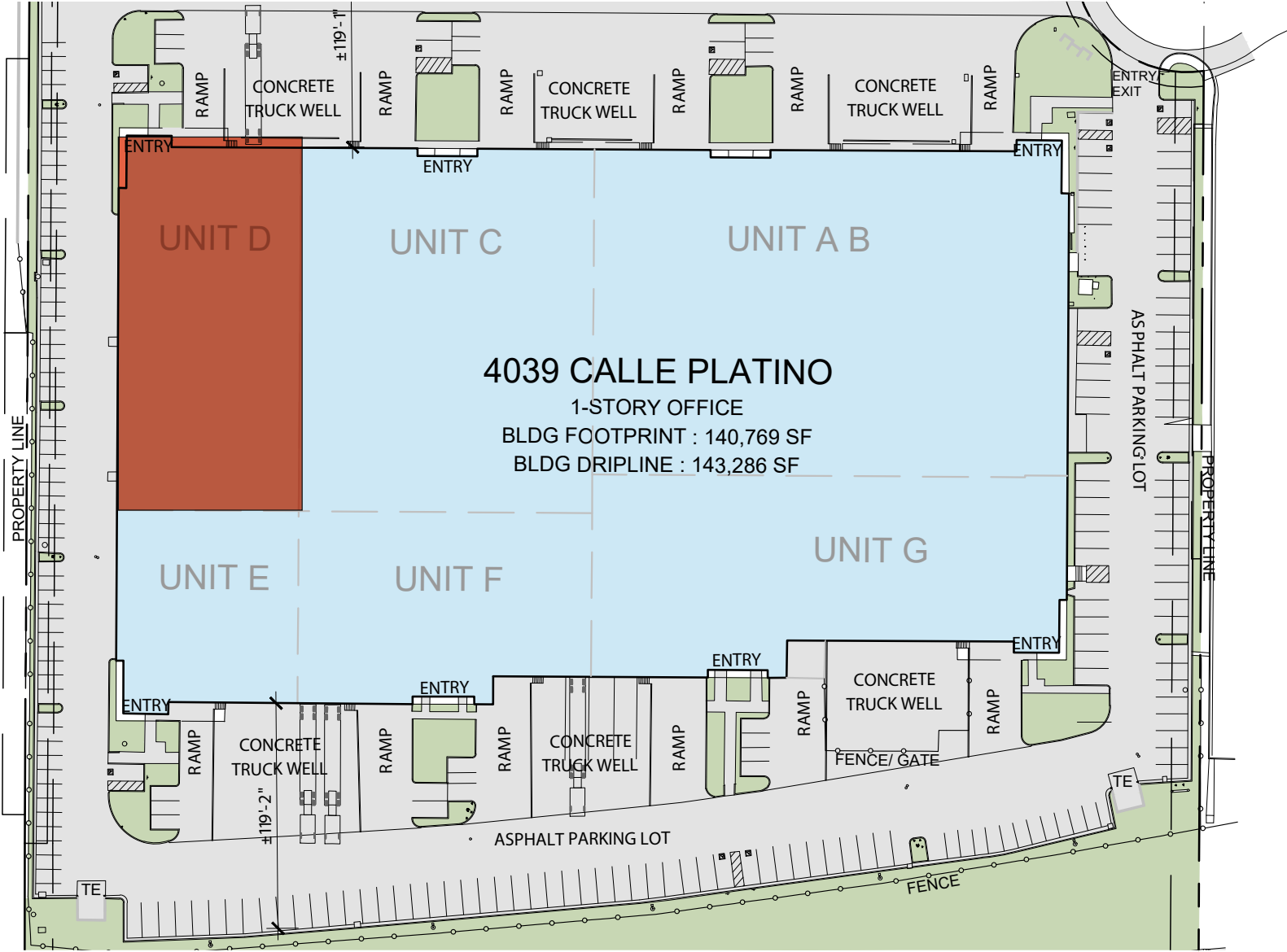
\$1.35/SF NNN

BELOW MARKET
OPERATING EXPENSES



CBRE

Site Plan



Available

Suite D Key Features

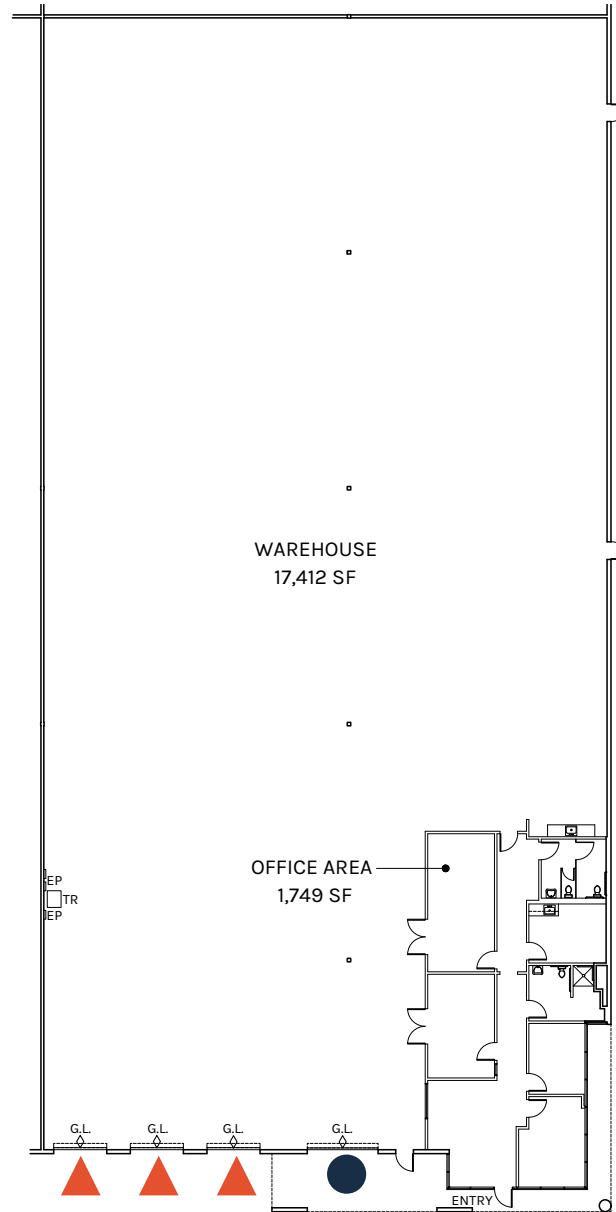
- Approximately 19,161 SF available
- Site: 143,274 SF multi-tenant project on 9.54 acres
- Clear Height: 24'
- Excellent Truck Loading: 3 DH, 1 GL
- Fully Sprinklered: 0.33/3,000 SF
- Power: 200A - 277/480V (Tenant to verify)
- Parking Ratio: 1.42/1,000 SF
- Competitive Lease Rate: \$1.35/SF NNN
- Below Market Operating Expenses: Estimated at \$0.29/SF/Month
- Available December 1, 2025



Floor Plan - Suite D

WAREHOUSE: 17,412 SF
OFFICE: 1,749 SF (9%)
TOTAL: 19,161 SF

- GRADE LEVEL DOOR
- ▲ DOCK HIGH DOOR



Oceanside Advantage



FUNCTIONALITY

State of the art design features that meet the demand of today's Distribution & Manufacturing users including 24' clear height, 3 Dock High loading doors, and 1 Grade Level doors



STRATEGIC LOCATION

Positioned midway between downtown San Diego and Orange County with easy access to Riverside County and "reverse commute" traffic patterns, ability to reach 6.2 million people within a 1 hour drive



LIFESTYLE

Minutes away from the Pacific and Oceanside's burgeoning Coast Highway corridor, surrounded by retail amenities, within walking distance including restaurants, breweries and hotels



AFFORDABILITY

Significant costs savings through base rent and operating expenses compared to Central County and neighboring submarkets like Carlsbad, making it one of the most affordable options for warehouse users in San Diego



ACTIVITY BREEDS ACTIVITY

Situated 1 mile away from the new Fed Ex Ground facility and in proximity to other large scale corporate expansions including Magna Flow, Coca Cola and Gilead. These commitments are reflective of the area's ability to attract and retain top talent, access to affordable living options for employees, and proximity to executive housing



STRENGTH & STABILITY

Institutional ownership and management results in pride of ownership, long term perspective, invaluable experience, and access to capital for improvements



Location & Amenities



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LOCAL AMENITIES

1	KFC
2	CHIPOTLE
3	JIFFY LUBE
4	GOGO JAPAN
5	YOGURTLAND
6	PLANET FITNESS
7	SHAKEYS PIZZA PARLOR
8	MCDONALDS
9	ALBERTSONS
10	DOLLAR TREE
11	PIZZA HUT
12	WALGREENS
13	STARBUCKS
14	RUBIOS JACK IN THE BOX SUPERCUTS THE DRAFT RESTAURANT & SPORTS BAR RALPHS IHOP HUAHAN GRILL
15	CVS
16	DEL TACO

CORPORATE NEIGHBORS

17	<i>Titleist</i>
18	MAGNAFLOW
19	suja
20	Coca-Cola
21	GILEAD
22	TESLA
23	Genentech
24	BELCHING SERVER
25	UNITED STATES POSTAL SERVICE
26	SDGE
27	FedEx Ground
28	KAISER PERMANENTE
29	OLLU
30	PACIFIC MARINE CREDIT UNION
31	weiland
32	MATTRESSFIRM

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