

# 4040 CALLE PLATINO, OCEANSIDE, CA 92056

*Oceanside Business Center - Industrial Sublease Availability | 2,500 - 5,698 SF*







# Low finish single story industrial units

## BROKER CONTACTS

**Isaac Little**

[ilittle@lee-associates.com](mailto:ilittle@lee-associates.com)

760.929.7862

CalBRE #01702879

**Marko Dragovic**

[mdragovic@lee-associates.com](mailto:mdragovic@lee-associates.com)

760.929.7839

CalBRE #01773106

**Olivia Baffert**

[obaffert@lee-associates.com](mailto:obaffert@lee-associates.com)

760.488.1376

CalBRE #02211874



# project highlights

## **Warehousing & Manufacturing Functionality**

- Large (10' - 12' wide) grade level doors
- Ample Power & Sprinklered
- Excellent truck access and circulation
- 20' minimum Clear Height

## **Quality Construction & Image**

- Located within the Prestigious Ranch Del Oro Technology Park
- Ample Parking: 2.56/1,000 SF
- 100% ground floor square footage

## **Convenient Location**

- Quick access to Oceanside Blvd, 78 Freeway and Highway 76
- Proximity to major retail and restaurants
- Located near major new housing developments

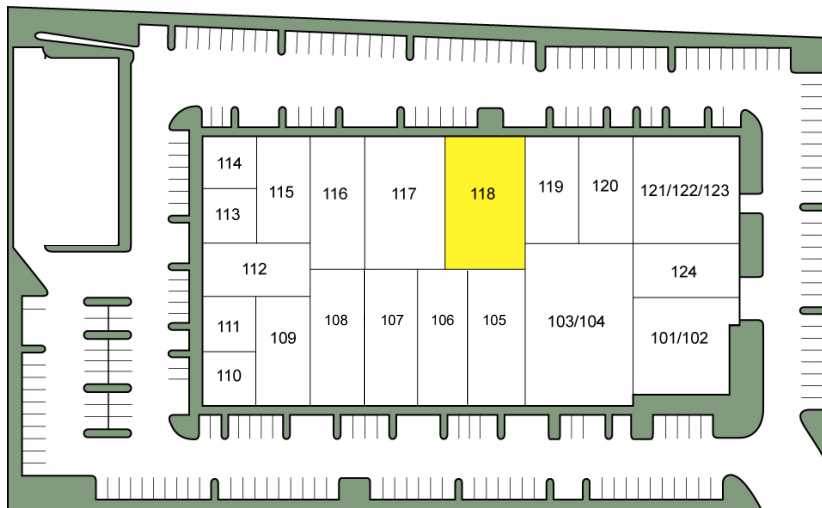
## **Strong Submarket**

- Oceanside submarket has benefited from significant tenant migration
- Located nearby major corporate companies to include Titleist, Coca Cola, Genentech & Magnaflow
- Strong local employment base & demographics



# availability overview

Suite	Size	Percent Office	Loading	Availability	Base Rent	Comments
118	2,500 - 5,698 SF	10%	One grade level doors	Immediately	\$1.25 Gross	For sublease through August 31, 2027, with longer term direct deal available. The space consists of reception, one private office, restroom, and remainder warehouse.



# floor plans

Suite	Size	Percent Office	Loading	Availability	Base Rent	Comments
118	2,500 - 5,698 SF	10%	One grade level doors	Immediately	\$1.25 Gross	For sublease through August 31, 2027, with longer term direct deal available. The space consists of reception, one private office, restroom, and remainder warehouse.



 = Grade level door



# aerial



No warranty or representation is made to the accuracy of the foregoing transaction.  
Terms of sale or lease and availability are subject to change or withdraw without notice.

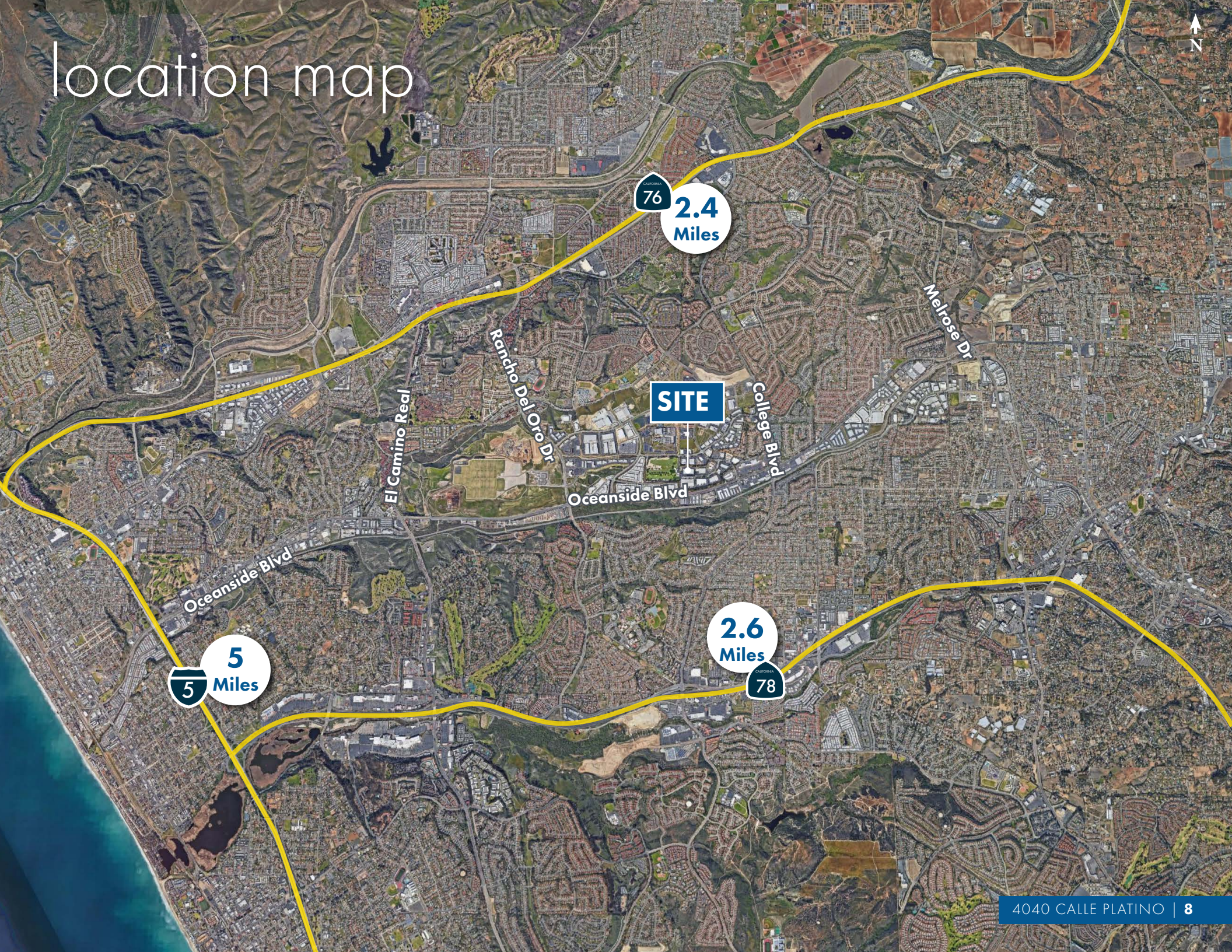


# property photos





# location map





# 4040

## CALLE PLATINO

OCEANSIDE, CA 92056

Isaac Little  
ilittle@lee-associates.com  
760.929.7862  
CalDRE #01702879

Marko Dragovic  
mdragovic@lee-associates.com  
760.929.7839  
CalDRE #01773106

Olivia Baffert  
obaffert@lee-associates.com  
760.448.1376  
CalDRE #02211874



LITTLE DRAGOVIC TEAM  
78 Corridor Industrial Advisors

Lee & Associates Commercial Real Estate Services, Inc. - NSDC | 1902 Wright Place, Suite 180, Carlsbad, CA 92008 | P: (760) 929-9700 | F: (760) 929-9977

No warranty or representation is made to the accuracy of the foregoing transaction. Terms of sale or lease and availability are subject to change or withdraw without notice.