

# 4040 CALLE PLATINO, OCEANSIDE, CA 92056

*Oceanside Business Center - Industrial Availability | 4,098 SF*



**LITTLE DRAGOVIC TEAM**  
78 Corridor Industrial Advisors







# Low finish single story industrial units



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# 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

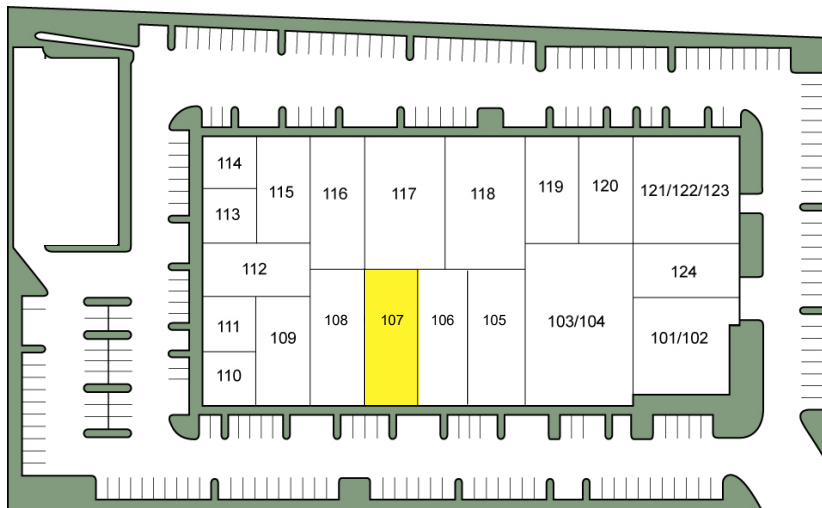
## **Strong Submarket**

- 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	NNN's	Comments
107	4,098 SF	12%	One grade level doors	Immediately	\$1.25 NNN	\$0.37/SF	Low finish industrial suite. Space consists of reception, one private office, restroom and remainder warehouse



# floor plans

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 = Grade level door



# aerial



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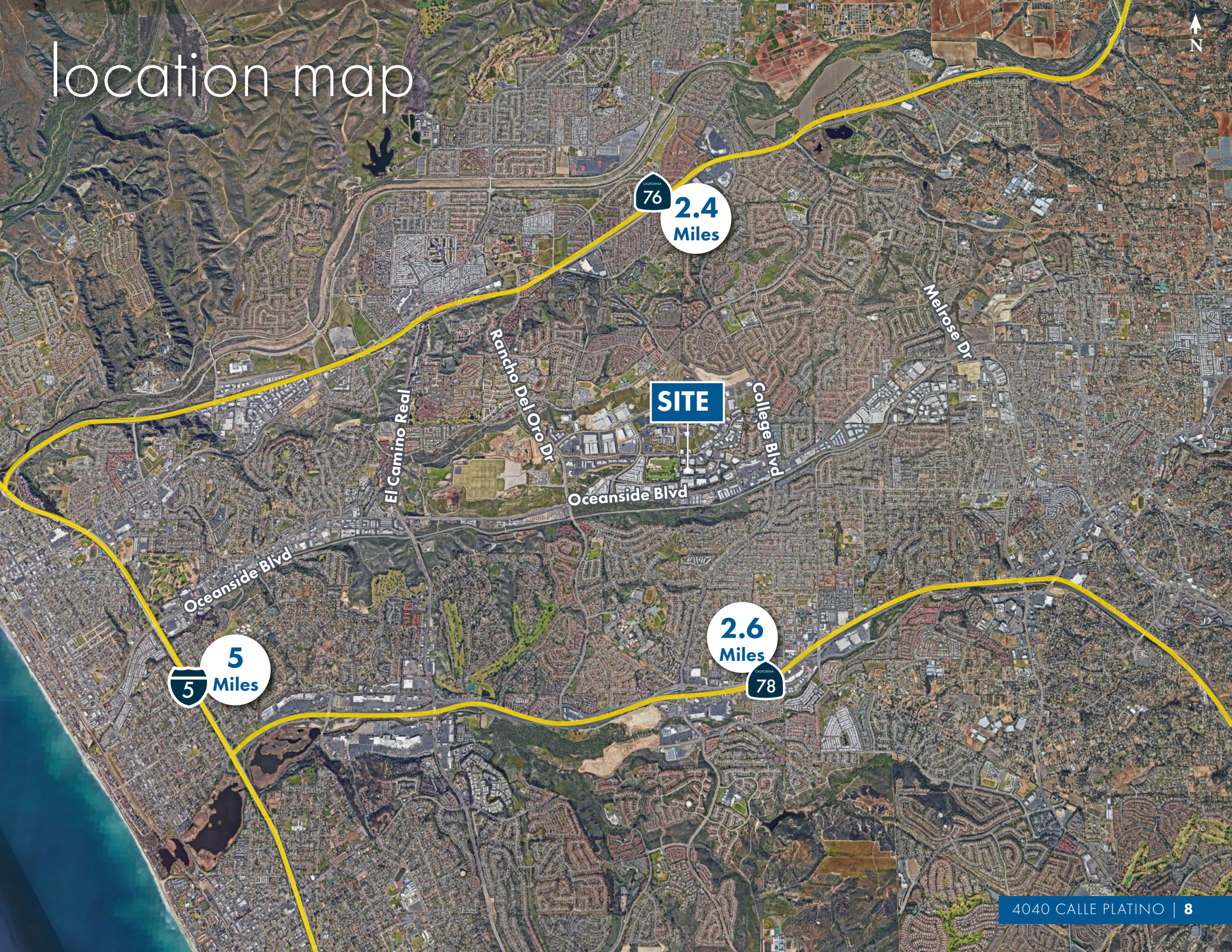


# property photos





# location map





# 4040

## CALLE PLATINO

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