

# 4040 CALLE PLATINO, OCEANSIDE, CA 92056

Oceanside Business Center - Sublease Availability | 6,580 SF



LITTLE DRAGOVIC TEAM  
78 Corridor Industrial Advisors







# Low finish single story industrial units



**LITTLE DRAGOVIC TEAM**

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*No warranty or representation is made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice. Any of the foregoing information will need to be separately verified by Buyer.*



# 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

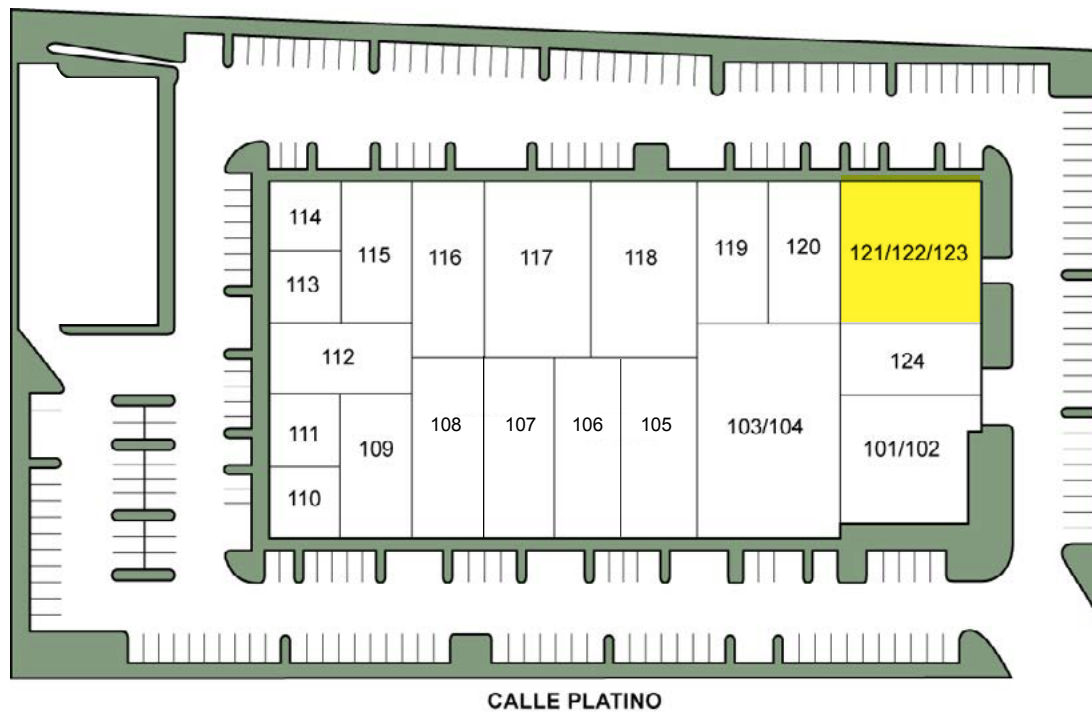
## Strong Submarket

- 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

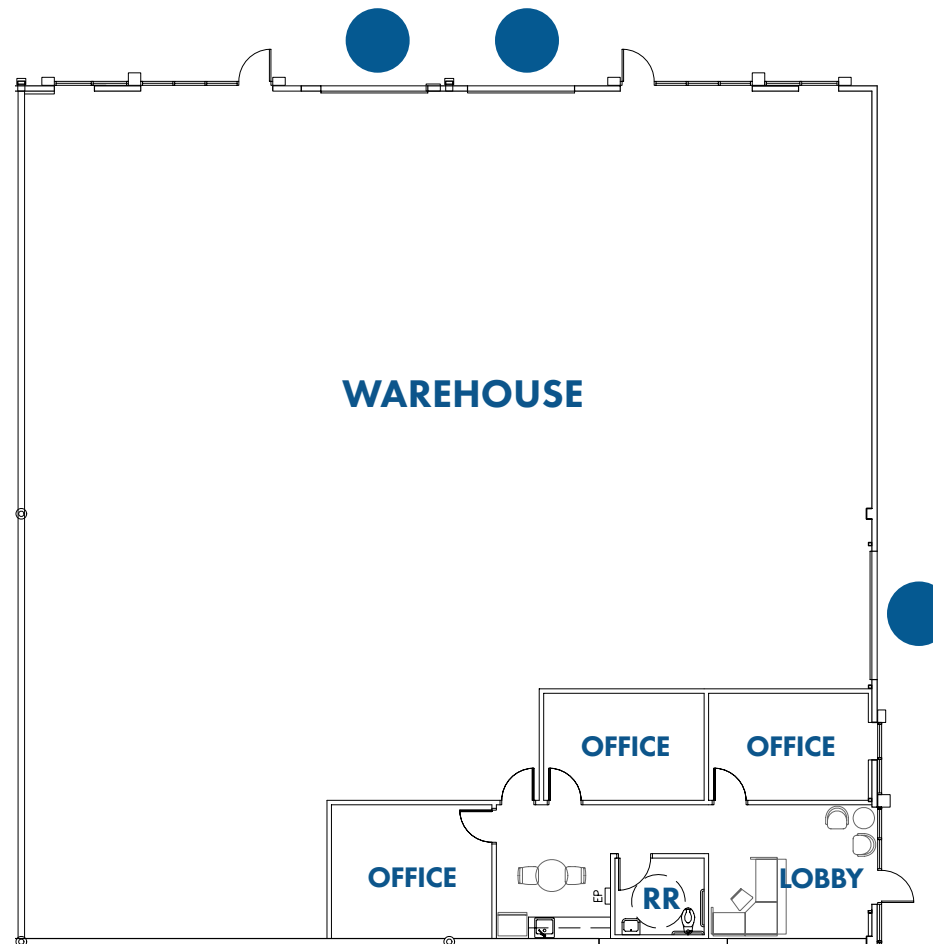
Suite	Size	Percent Office	Loading	Availability	Base Rent	NNN's	Comments
121, 122, 123	6,580 SF	15%	Three grade level doors	Immediately	\$1.22 NNN	\$0.33/SF	For sublease through 12/31/26. Space consists of reception, three private offices, breakroom, restroom and remainder warehouse.




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# floor plans

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 = Grade level door

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# aerial



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# property photos









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