

# 4056 Calle Platino

Oceanside, CA 92056

## 58,977 sq. ft. available for lease

### INDUSTRIAL OPPORTUNITY



58,977 Total Space | 8,477 s.f. Mezzanine

25'

Clear Height

4

Dock-Level

2.14

Parking Ratio

±1 AC

Gated Truck Court/  
Storage Yard Area

## Capital Improvements Complete

#### Owner:

W. P. CAREY

For leasing inquiries,  
please contact:

#### Brokerage:



#### Aric Starck

760 431 4211 • aric.starck@cushwake.com  
CA Lic #01325461

#### Drew Dodds

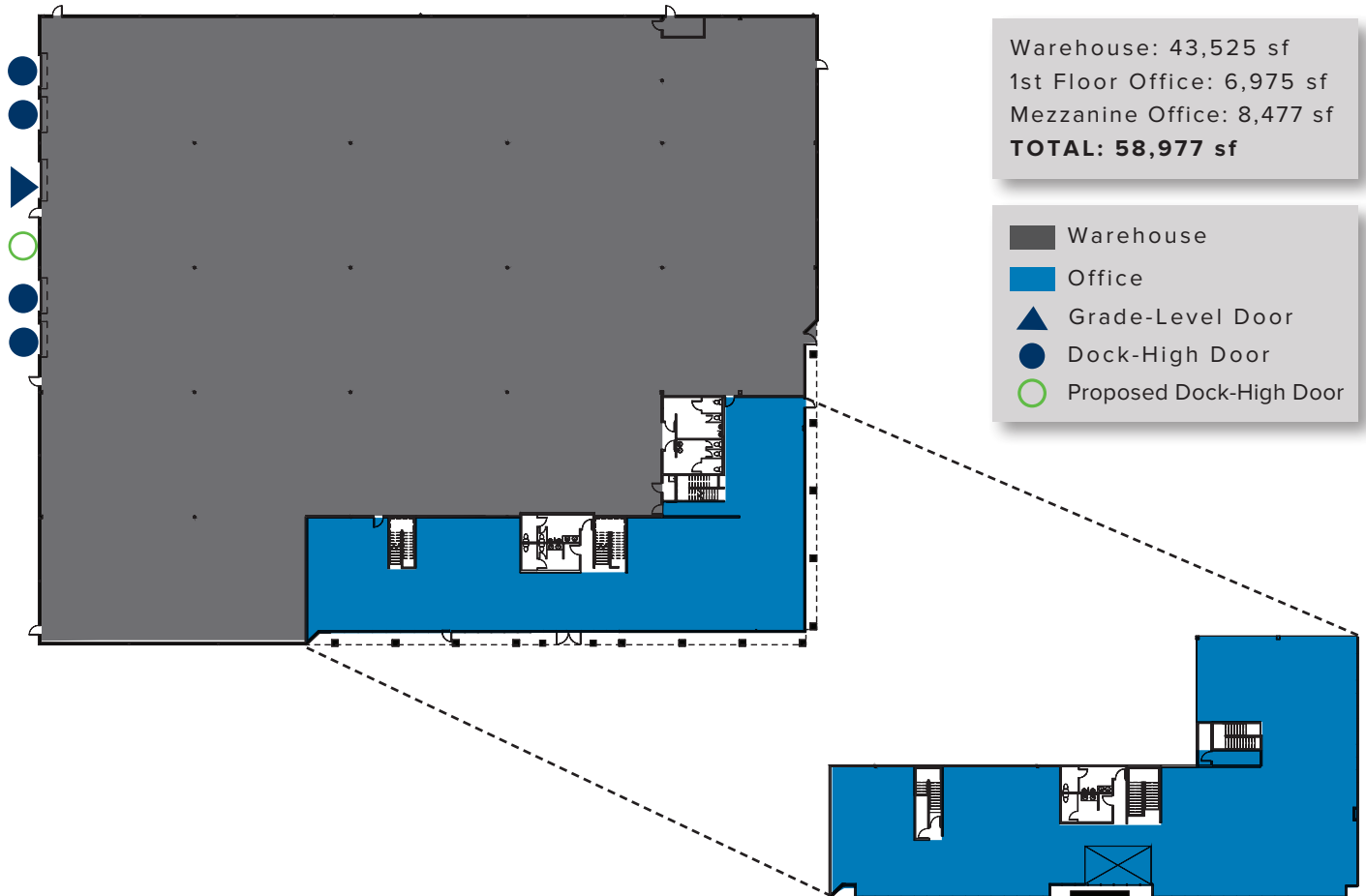
760 431 3863 • drew.dodds@cushwake.com  
CA Lic #02021095



# Floor Plan

## And Property Specifications

### Office & Mezzanine Floor Plan



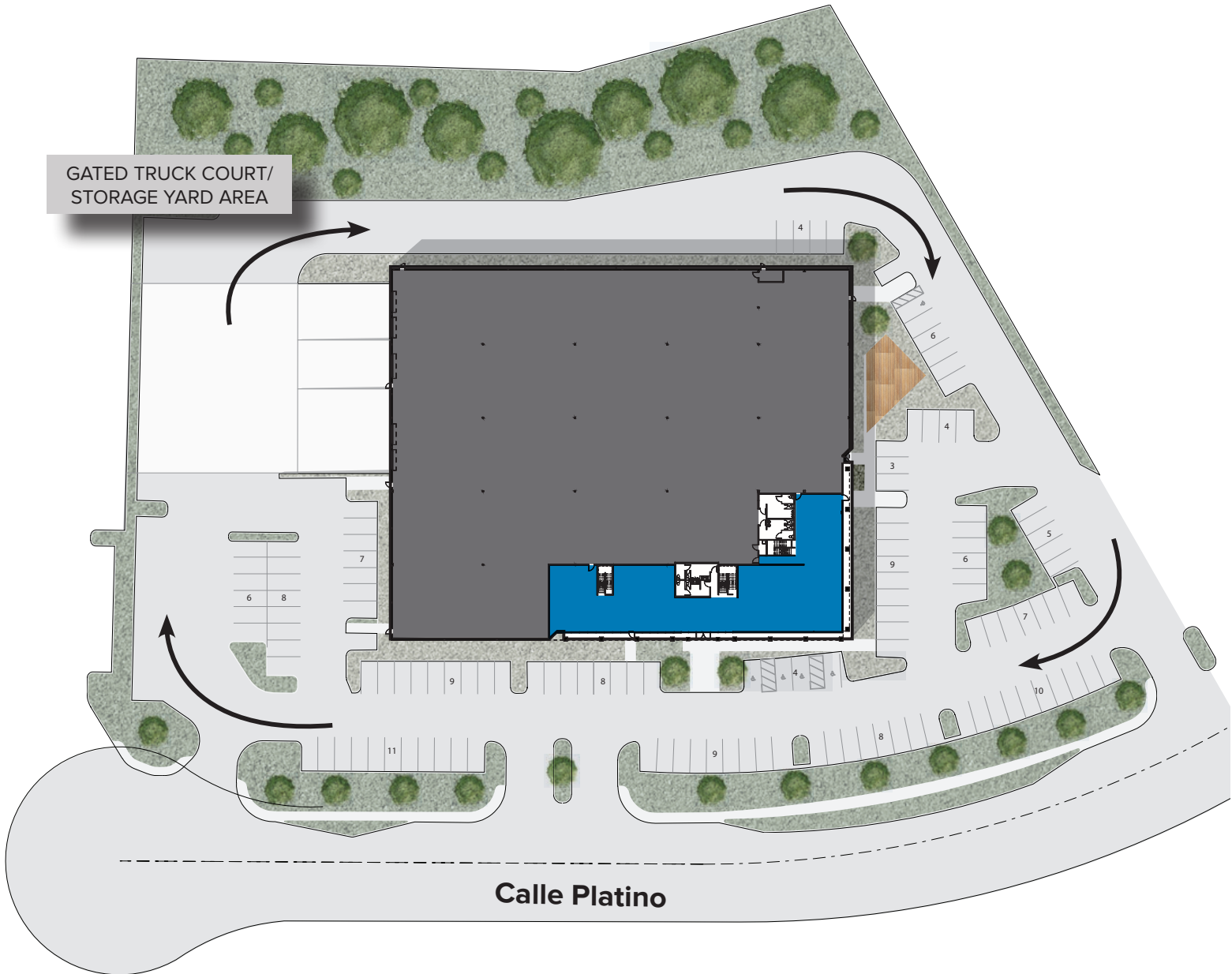
### 4056 Calle Platino

Oceanside, CA 92056

#### Property Specifications

<b>Total Available SF</b>	58,977 sf	<b>Truck Court/ Storage Yard Area</b>	Concrete, gated
<b>1<sup>st</sup> Floor SF</b>	50,500 sf	<b>Slab Design</b>	Concrete
<b>2<sup>nd</sup> Floor SF</b>	8,477 sf	<b>Fire Protection</b>	Sprinklered
<b>Land Area</b>	4.57 Acre Lot	<b>HVAC</b>	13 heat pump units serving the office areas / ductless split system serving the server room
<b>Clear Height</b>	25' minimum clearance	<b>Power</b>	2,500 AMPs @120/480 volt power panel (upgrade complete Q1 2025)
<b>Loading Docks</b>	4 dock high (expandable) 1 grade-level	<b>Utilities</b>	Gas & Electric through SDG&E Water through City of Oceanside
<b>Parking Ratio</b>	2.14/1,000	<b>Roof Systems</b>	Modified bitumen roof with mineral capsheet

# Site Plan



## CAPITAL IMPROVEMENTS COMPLETE

**New:** Exterior/Interior Paint, LED Lighting, Parking Lot Overlay and Stripe, Unobstructed Warehouse, Open Whitebox in Office Area  
**Power Upgrade:** 2,500 AMP Available (Complete Q1 25)





# 4056 Calle Platino

Exterior Images





# 4056 Calle Platino

Exterior Images

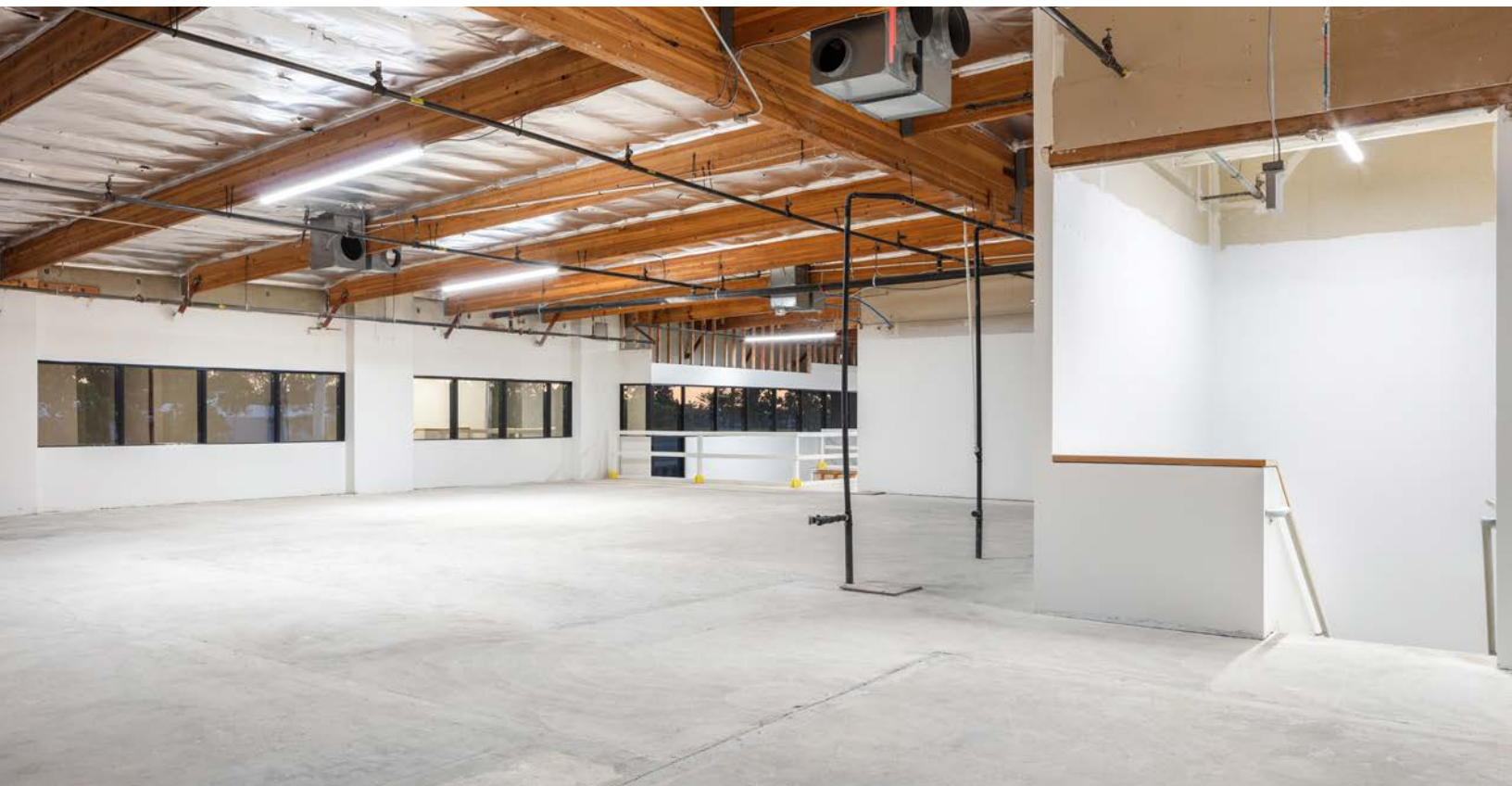






# 4056 Calle Platino

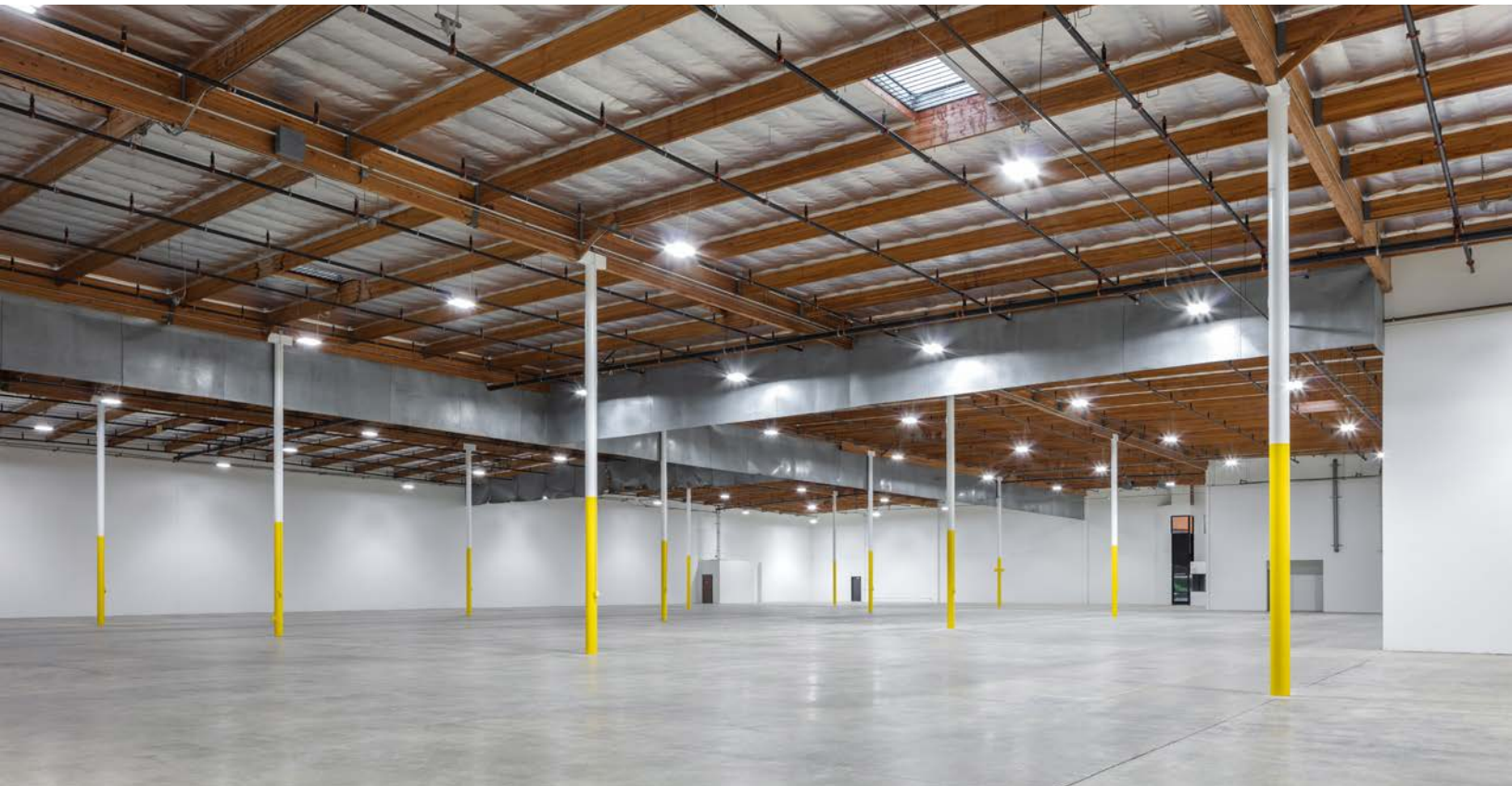
Interior Images





# 4056 Calle Platino

Warehouse Images





# Area

## Amenities & Corporate Neighbors



Airports	Distance	Time
----------	----------	------

Oceanside Municipal	5.7 miles	11 min
San Diego International	47 miles	41 min
John Wayne	54 miles	56 min
LAX	92 miles	1 hr 40 min

Ports
-------

San Diego	40 miles	44 min
Long Beach	83 miles	1 hr 35 min
Los Angeles	85 miles	1 hr 39 min





# Area

Information & Access



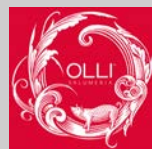
## OCEANSIDE

### KEY COMPANIES



carbon by design

Genentech



wayfair

Brixton

suja

SPARSHA  
PHARMA USA

FEDERAL  
HEALTH  
VISUAL COMMUNICATIONS

Nitto

LaCANTINA  
DOORS

GREENE GROUP  
INDUSTRIES

HEXAGON

Titleist

Hobie

FedEx

Coca-Cola

AMERILLUM BRANDS

MAGNAFLOW

PLRCH

GILEAD

YDRANAUTICS  
Nitto Group Company



# Oceanside

## STATISTICS

175,948

Population

6

Golf Courses

\$71,944

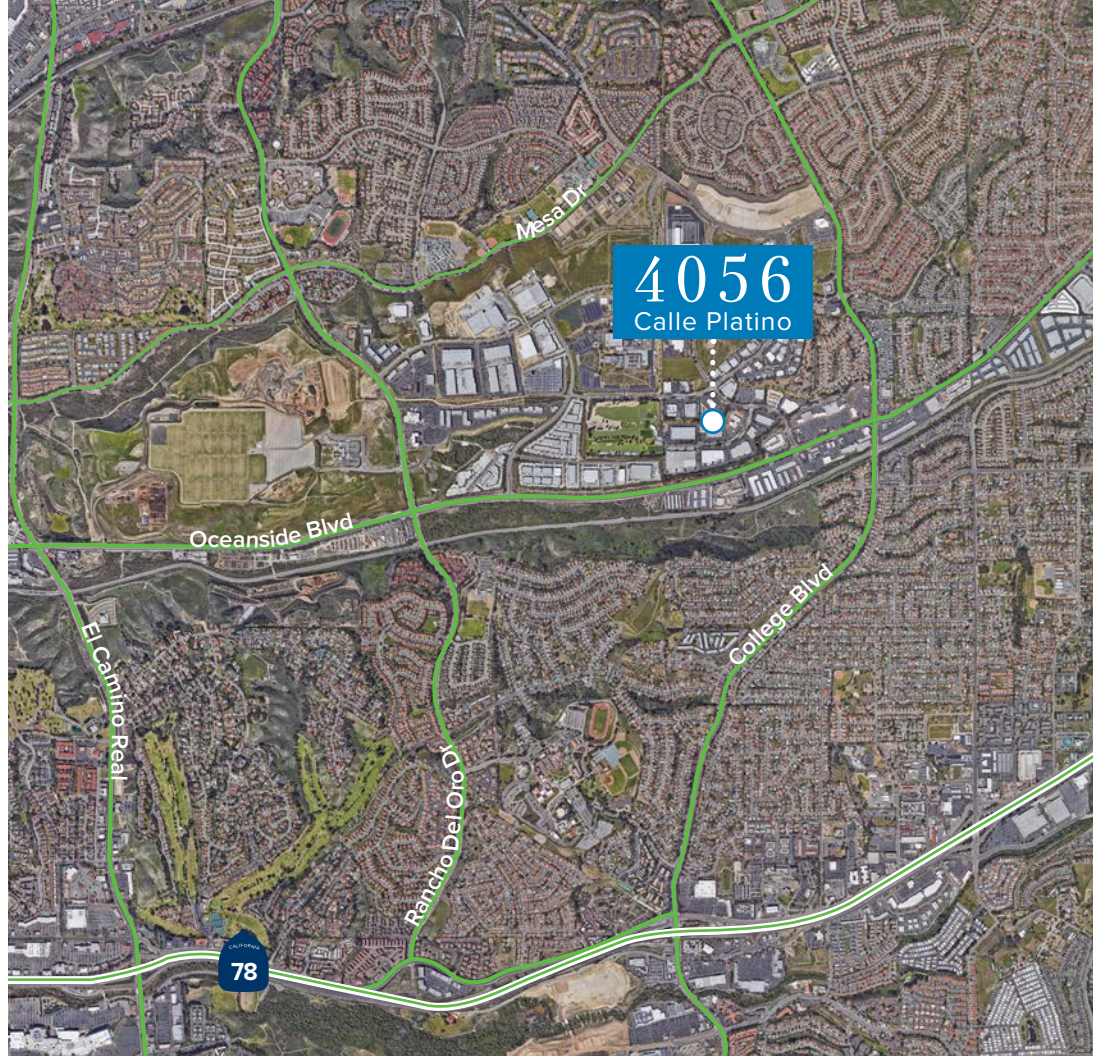
Average Household Income

4,950+

Business Establishments

30

City Parks



W. P. CAREY

**W. P. Carey (NYSE:WPC)** is one of the largest net lease REITs with an enterprise value of more than \$20 billion and a history of delivering steady income and growth to investors. Our diversified portfolio of high-quality, operationally critical commercial real estate includes 1,446 net lease properties covering approximately 176 million square feet leased on a long-term basis to creditworthy tenants located primarily in the U.S. and Northern and Western Europe.

[wpcarey.com](http://wpcarey.com)

Since our establishment in 1973, W. P. Carey has consistently provided asset-based net lease capital to publicly-traded and privately held companies, developers, private equity firms and their portfolio companies. Its recognized expertise in credit underwriting, ability to structure and close complex transactions and proactive approach to asset management distinguishes it from other net lease investors.



Aric Starck  
+1 760 431 4211  
aric.starck@cushwake.com  
CA Lic #01325461

Drew Dodds  
+1 760 431 3863  
drew.dodds@cushwake.com  
CA Lic #02021095