

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:

 **CUSHMAN &
WAKEFIELD**

Aric Starck

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

Drew Dodds

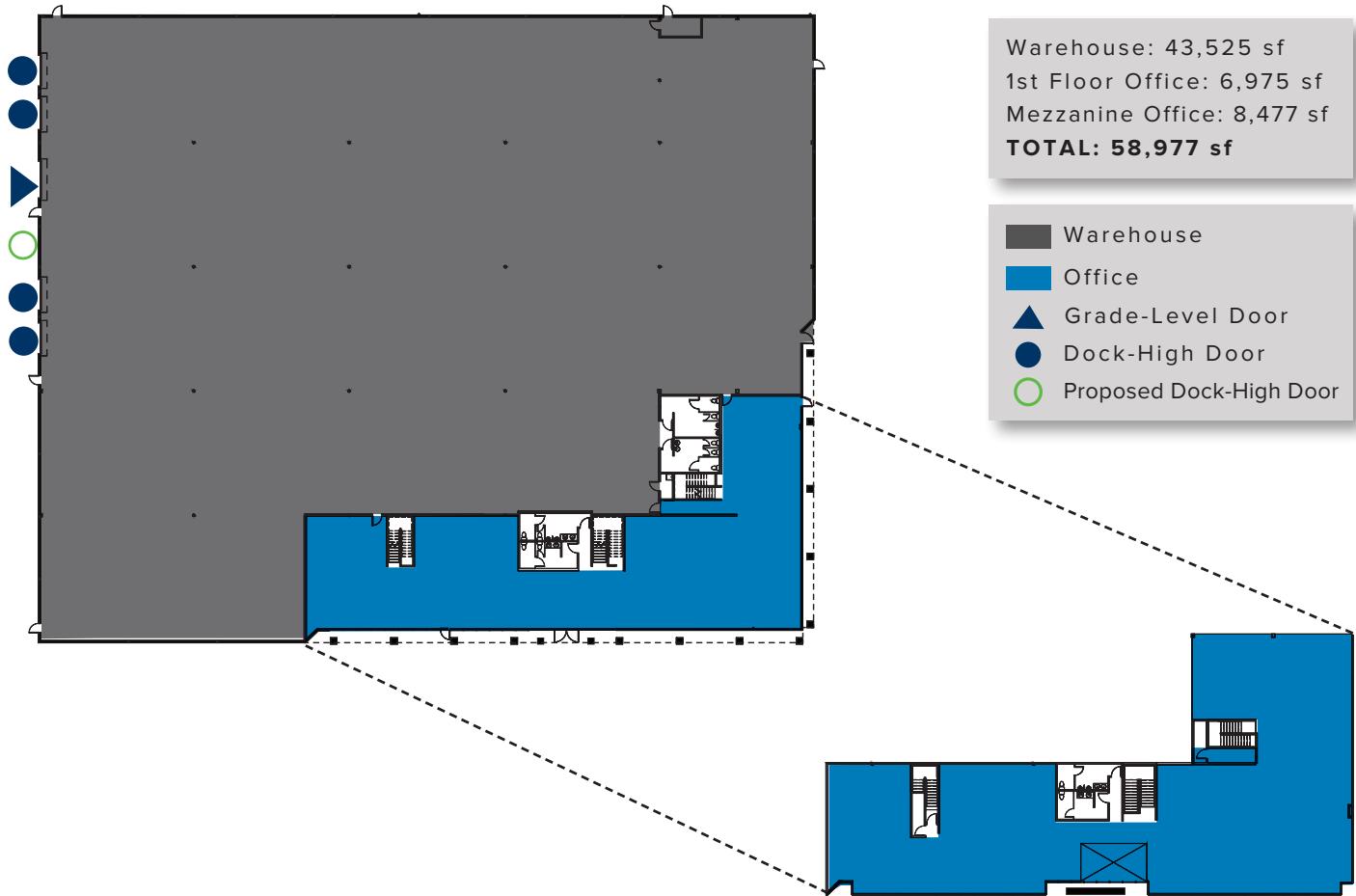
760 431 3863 • drew.dodds@cushwake.com
CA Lic #02021095



Floor Plan

And Property Specifications

Office & Mezzanine Floor Plan



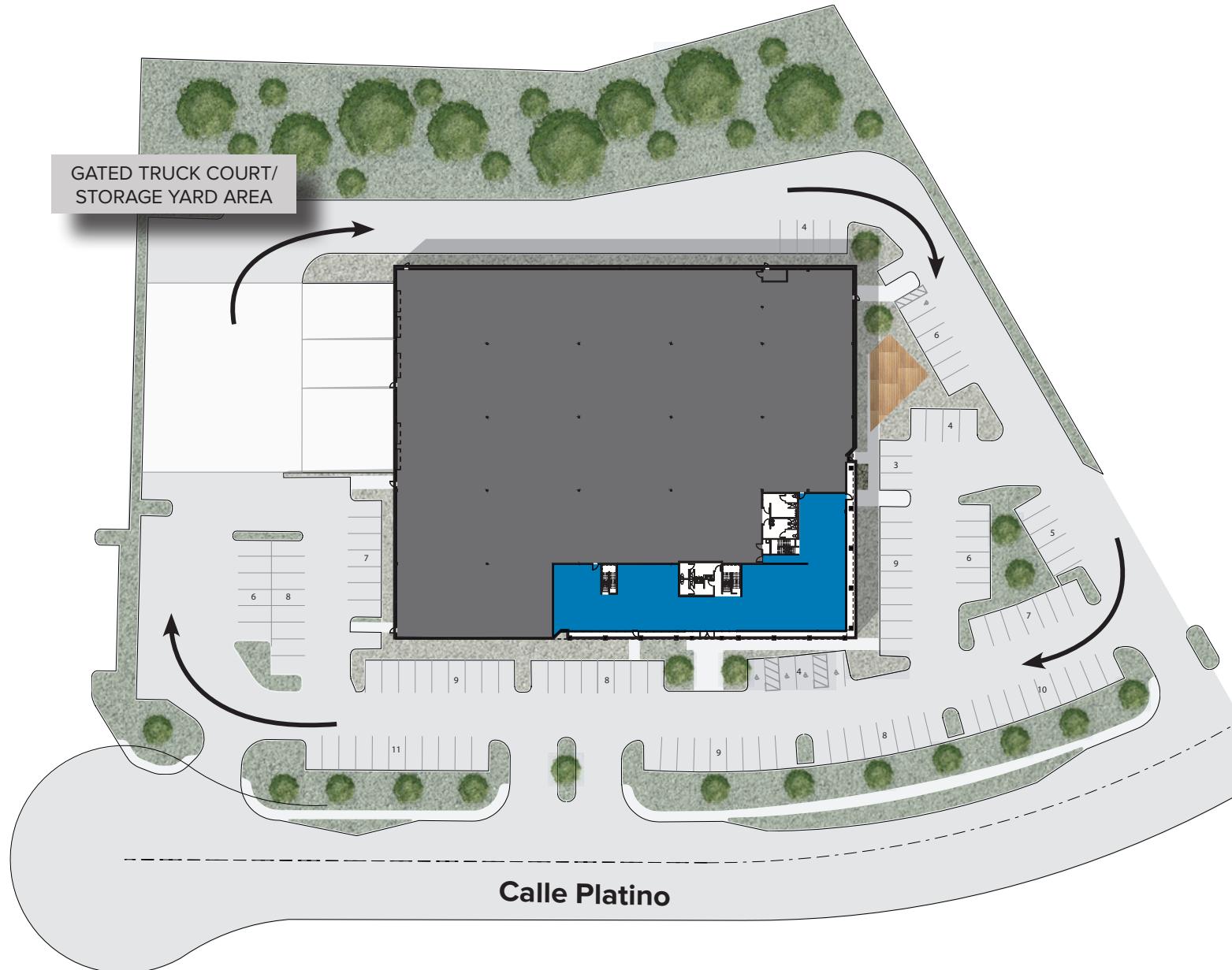
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Property Specifications

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

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)



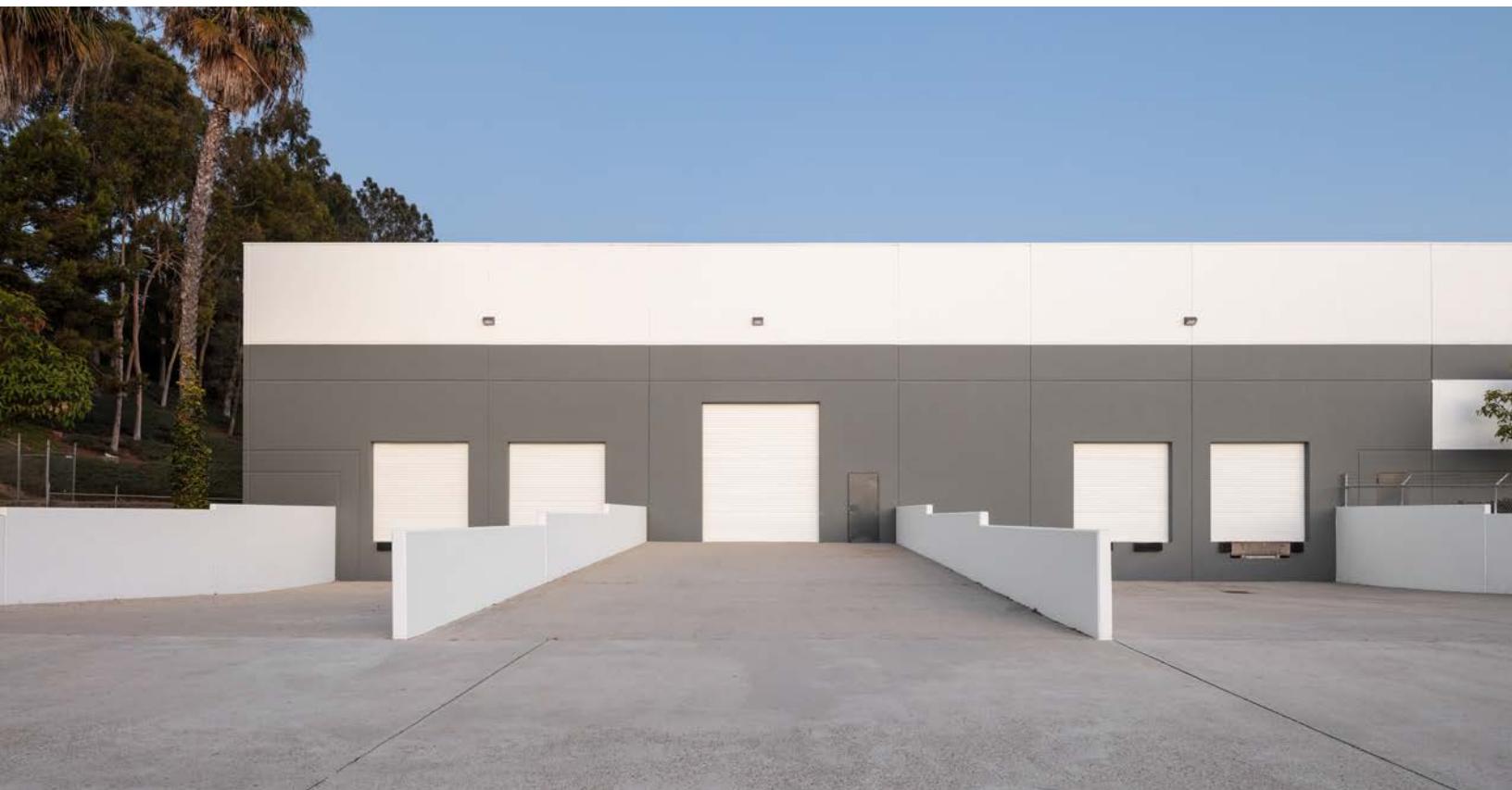
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Exterior Images



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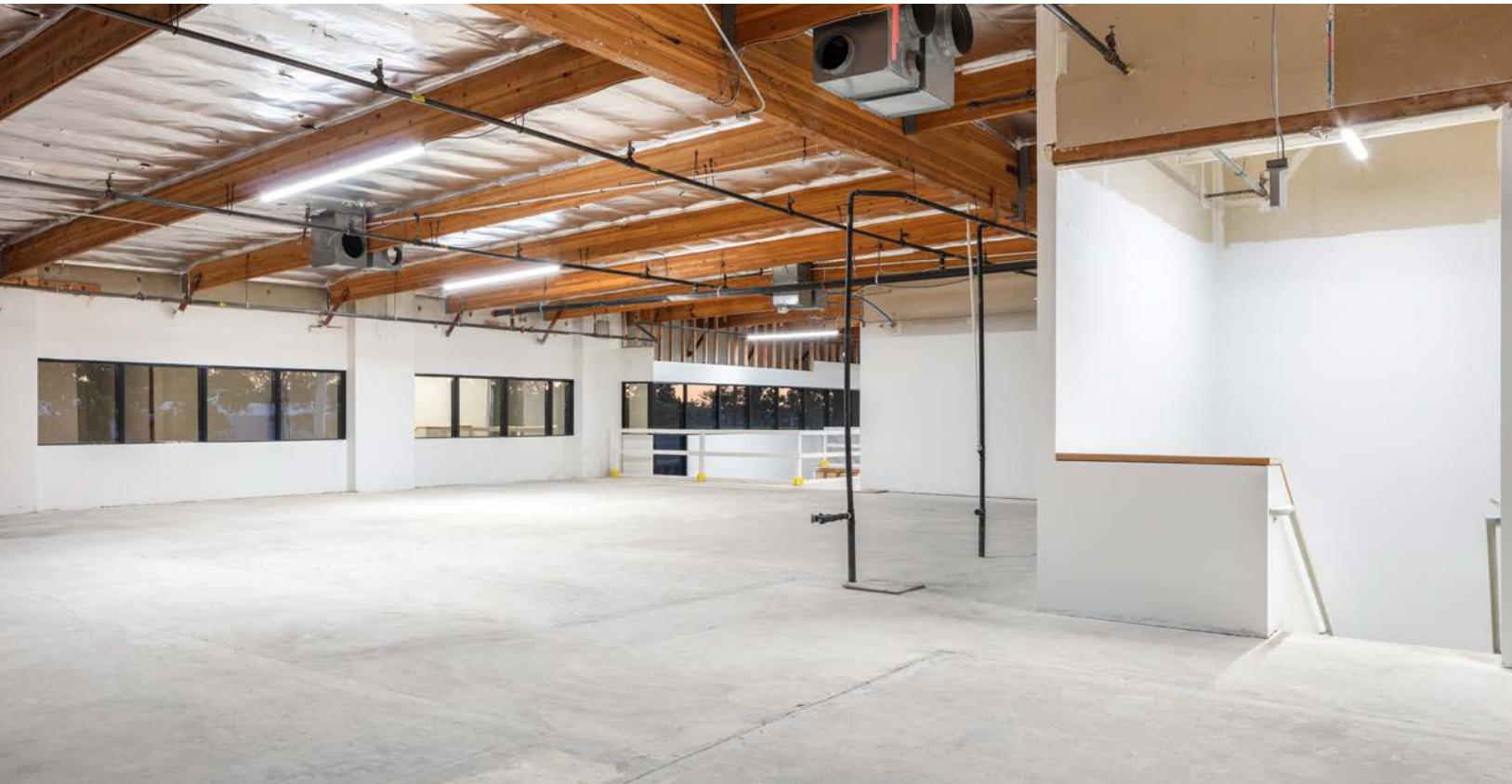
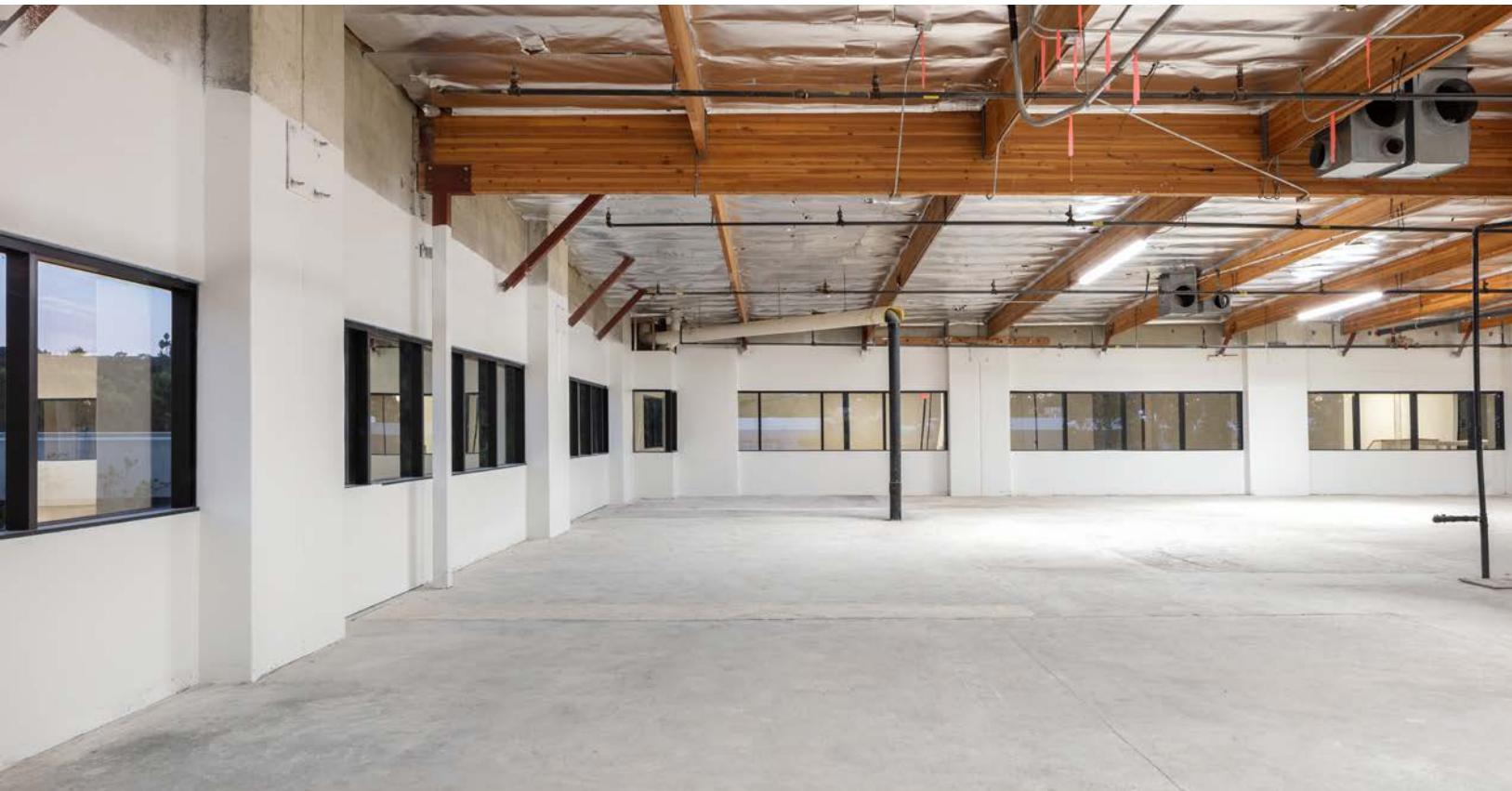
Exterior Images





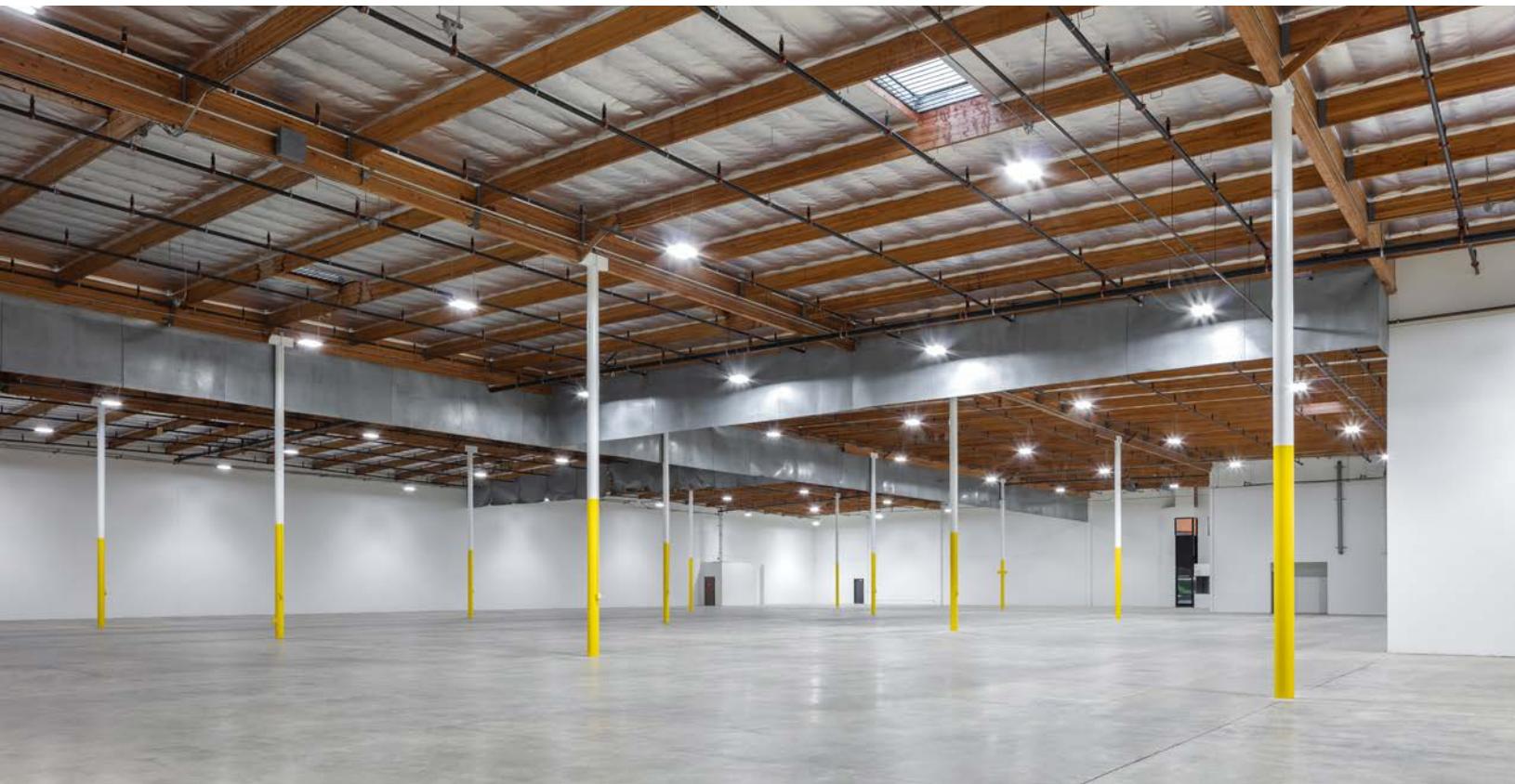
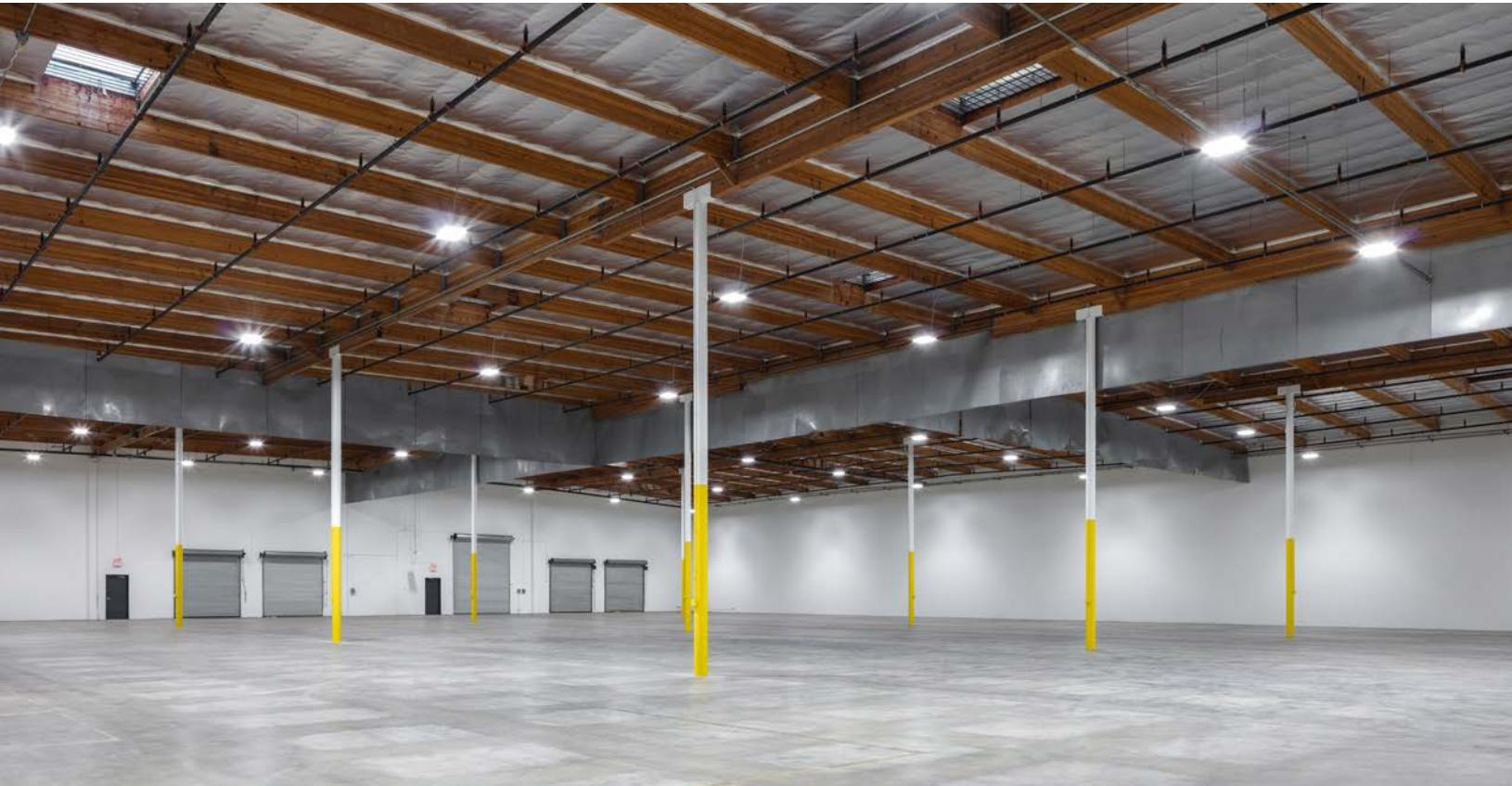
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Interior Images



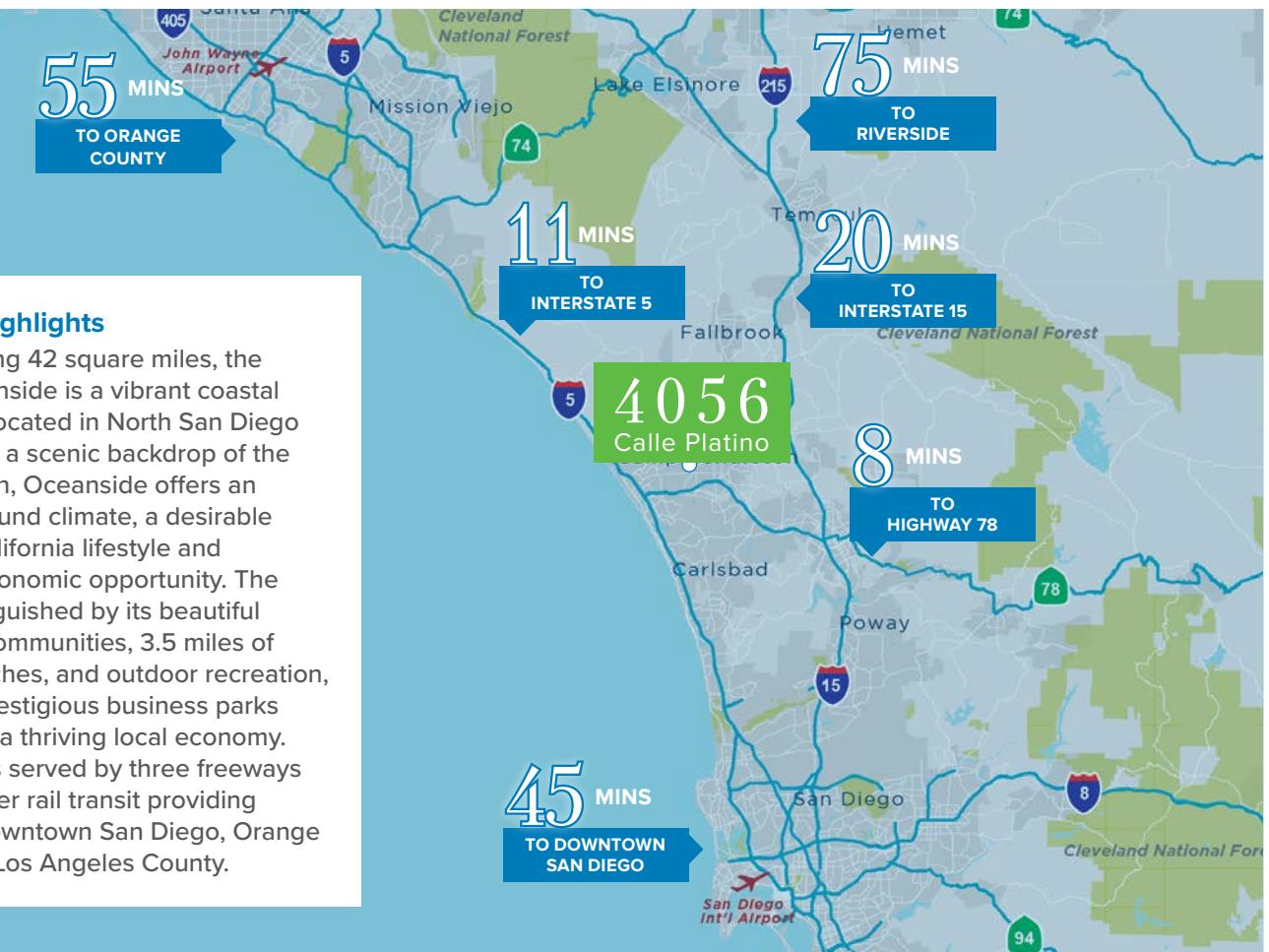
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Warehouse Images



Area

Amenities & Corporate Neighbors

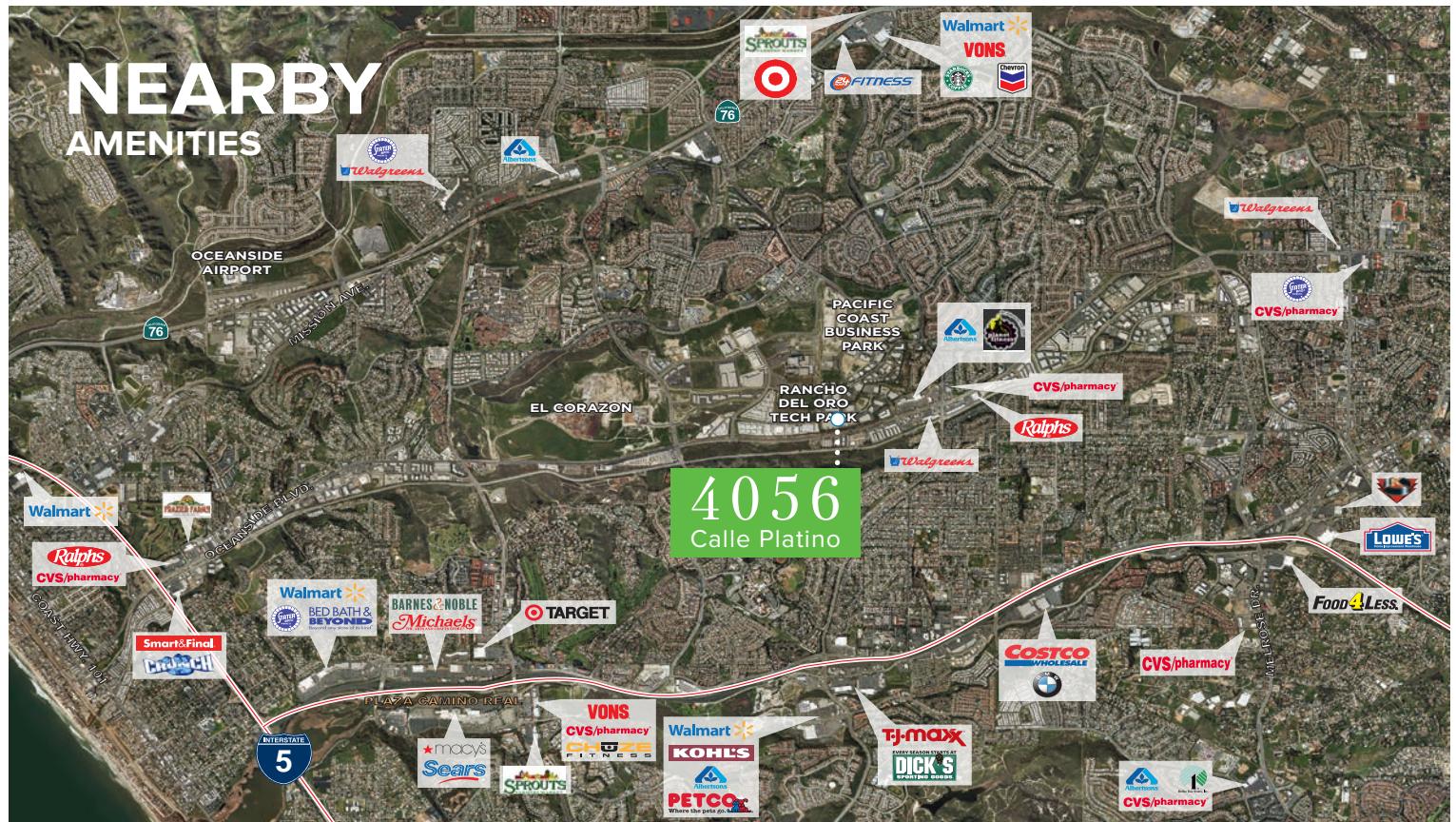


Airports	Distance	Time
Oceanside Municipal	5.7 miles	11 min
San Diego International	47 miles	41 min
John Wayne	54 miles	56 min
LAX	92 miles	1 hr 40 min
Ports		
San Diego	40 miles	44 min
Long Beach	83 miles	1 hr 35 min
Los Angeles	85 miles	1 hr 39 min



Area

Information & Access



OCEANSIDE KEY COMPANIES



carbon by design

Genentech



wayfair



Brixton



Nitto



Titleist®

Hobie

FedEx

Coca-Cola

AMERILLUM BRANDS



PIRCH®

GILEAD

HYDRANAUTICS
Nitto Group Company

Oceanside

STATISTICS

175,948

Population

6

Golf Courses

\$71,944

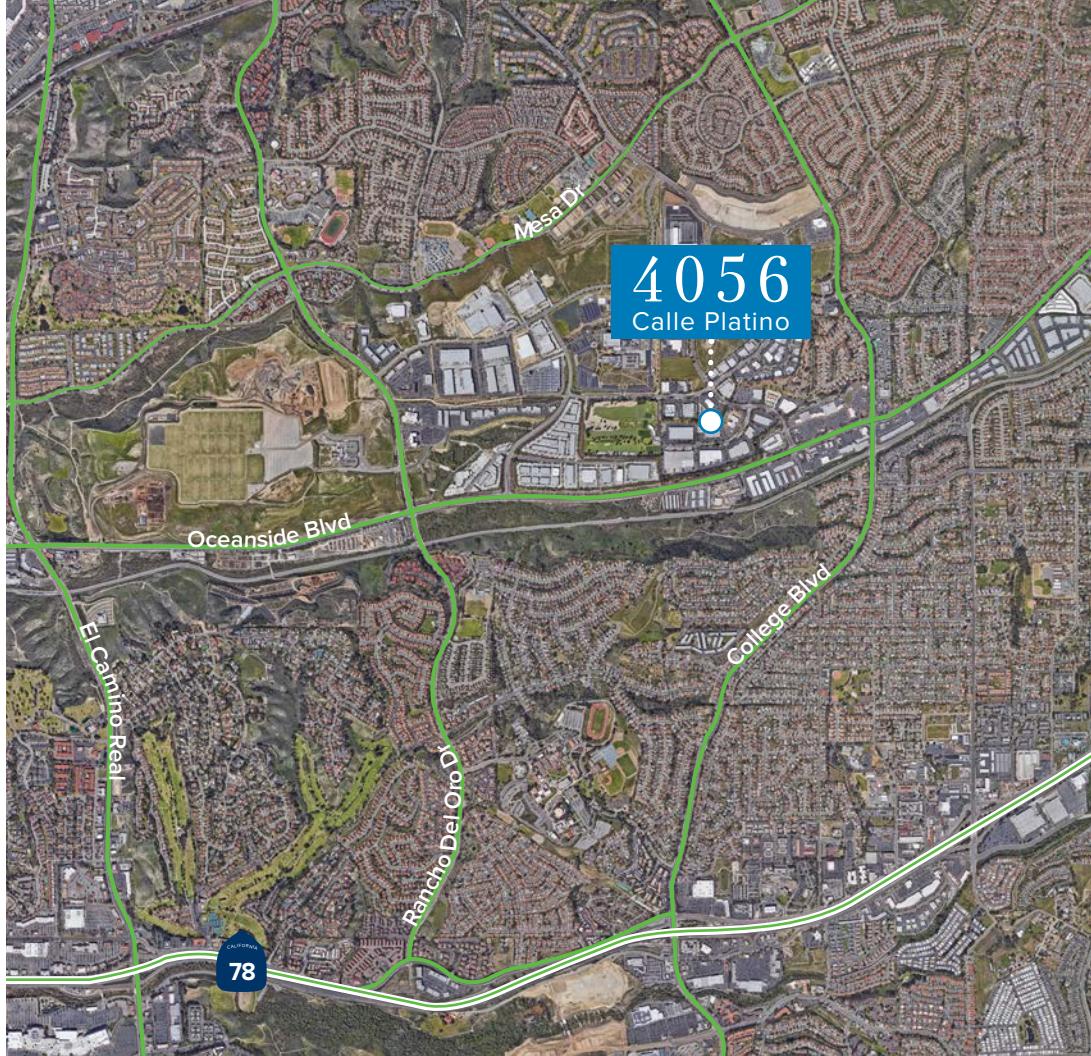
Average Household Income

4,950+

Business Establishments

30

City Parks



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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.

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