

AVAILABLE FOR IMMEDIATE OCCUPANCY

Premier Distribution/Manufacturing Space

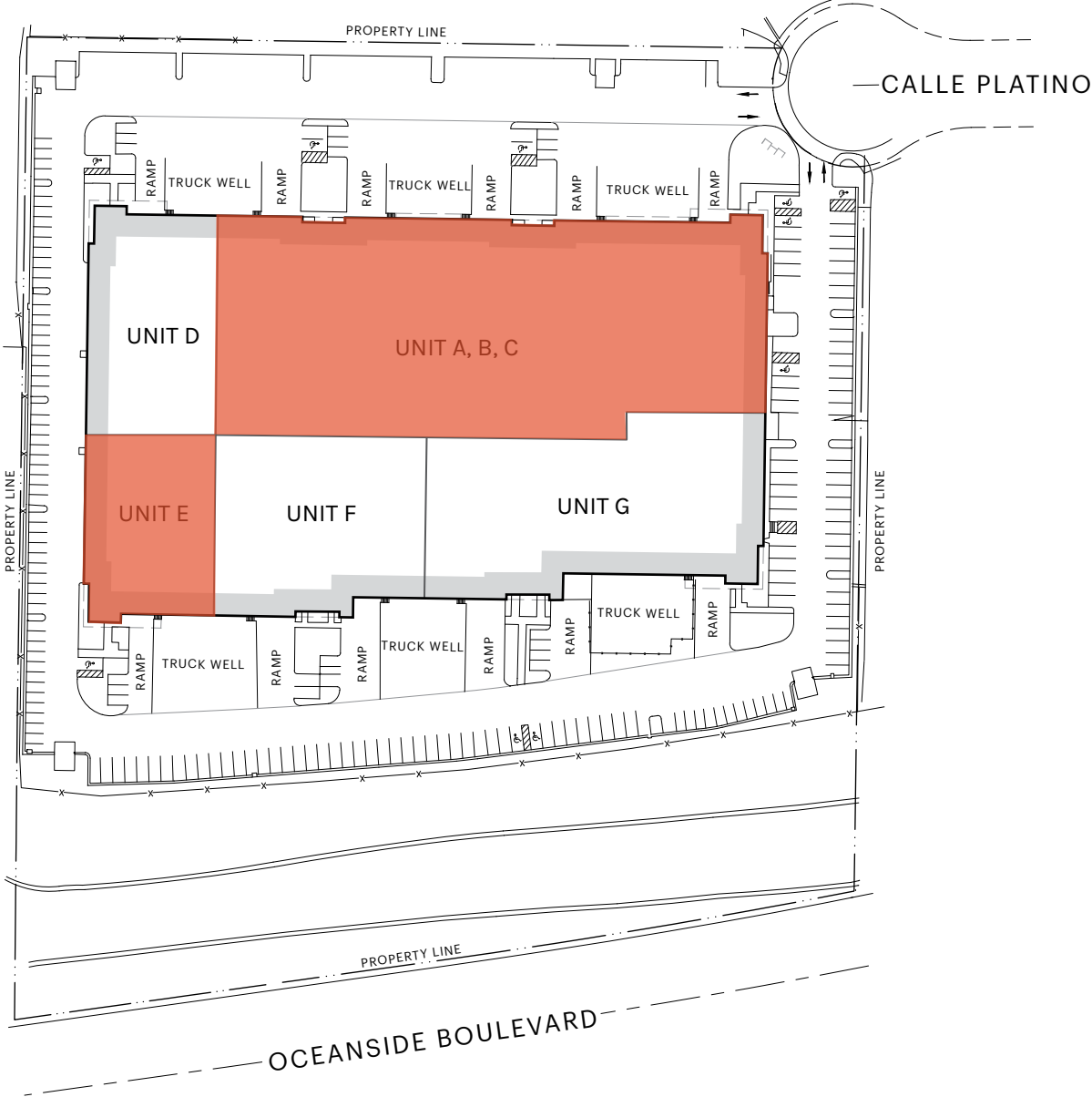
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10,433-73,696 SF - OCEANSIDE, CA

CALLE PLATINO



Site Plan



Available

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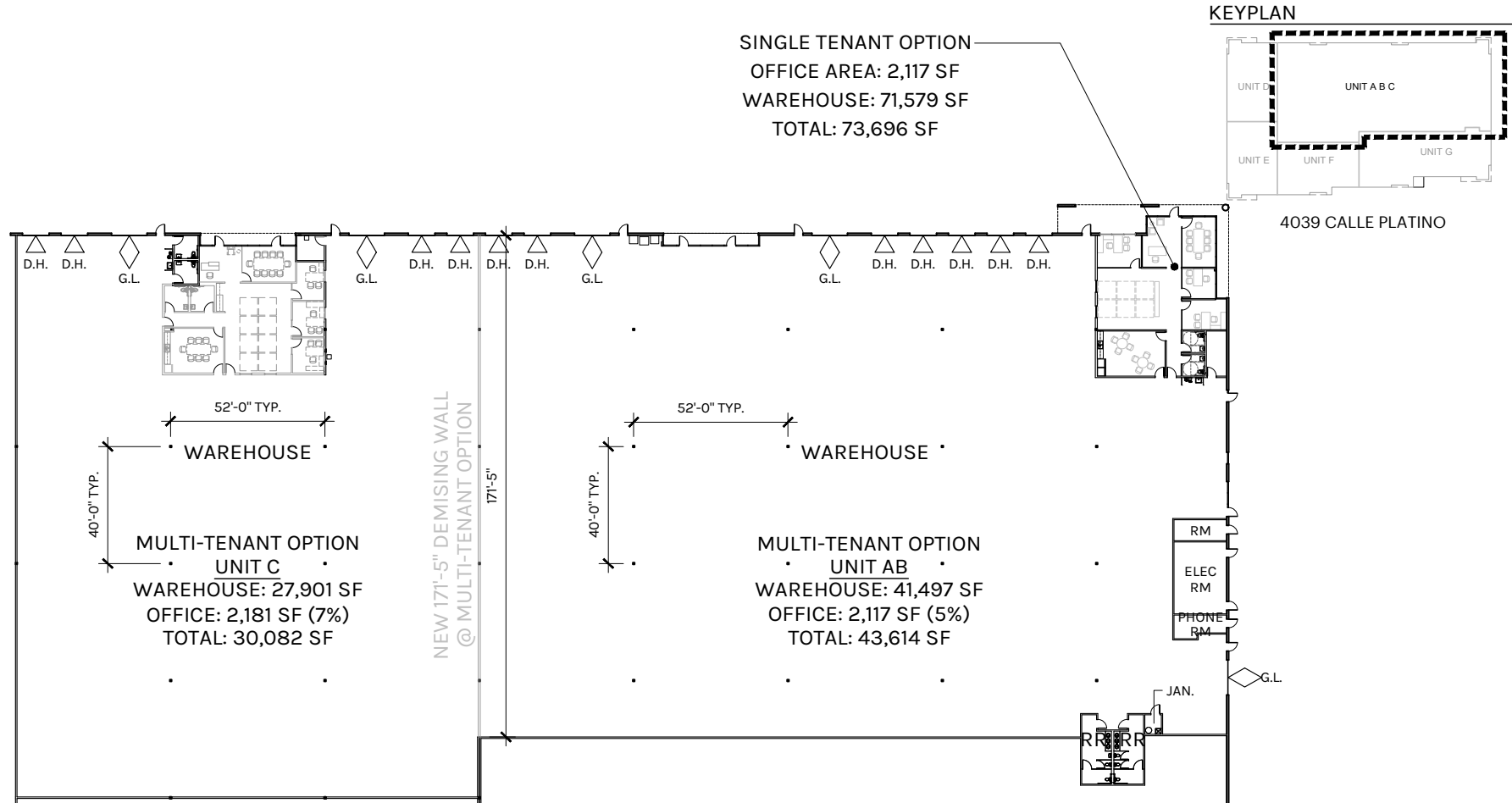
Suite A, B, & C Key Features

- Approximately 30,082-73,696 SF available
- Site: 143,274 SF multi-tenant project on 9.54 acres
- Premium Office Build Out: 3,884 SF of improvements including lobby, restrooms, large private offices, and break area with views of warehouse
- Clear Height: 24'
- Excellent Truck Loading: 11 DH, 5 GL
- Fully Sprinklered: .33/3,000, upgrade available
- Power: 2000 Amps 277/480v 3 phase
- Parking Ratio: 1.85/1,000 SF
- Below Market Operating Expenses: Estimated at \$0.27/SF/Month



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Multi Tenant Floor Plan - Suites A, B, & C



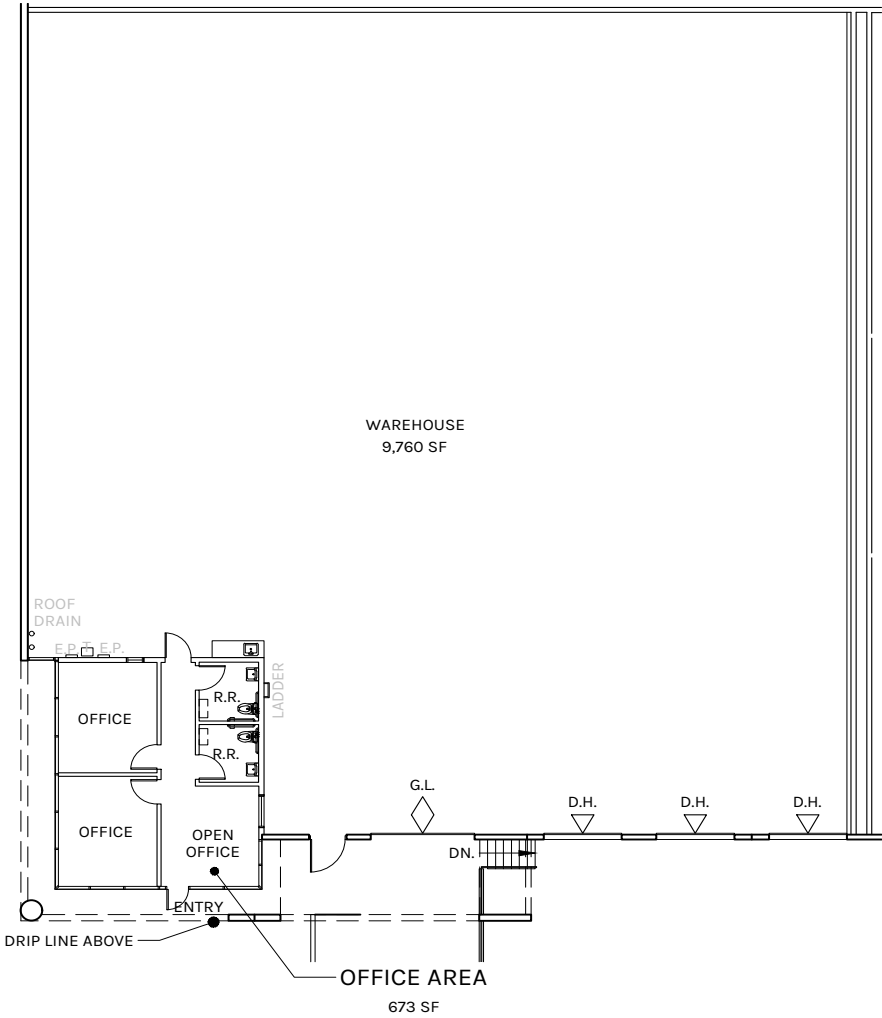
Single tenant option will not include office pod in Unit C

Suite E Key Features

- Approximately 10,433 SF manufacturing building
- Site: 143,274 SF multi-tenant project on 9.54 acres
- Office Build Out: 673 SF of improvements including lobby, restrooms, paint, carpet, and large private offices with views of warehouse
- Clear Height: 24'
- Truck Loading: 3 Dock High and 1 Grade Level loading doors
- Fully Sprinklered: .33/3,000
- 200 Amps 480 277v 3 phase (lighting and HVAC units)
- 200 Amps 208v 3 phase (plugs/receptacles and water heater)
- Parking Ratio: 1.85/1,000 SF
- Lease Rate: Negotiable
- Operating Expenses: Estimated at \$0.27/SF/Month

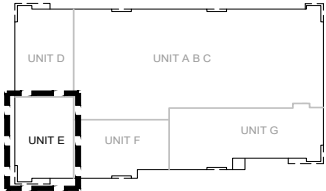


Suite E Floor Plan



KEYPLAN

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WAREHOUSE:	9,760 SF
OFFICE:	673 SF
TOTAL:	10,443 SF

Oceanside Advantage



FUNCTIONALITY

State of the art design features that meet the demand of today's Distribution & Manufacturing users including 24' clear height, 3 Dock High loading doors, and 1 Grade Level doors



STRATEGIC LOCATION

Positioned midway between downtown San Diego and Orange County with easy access to Riverside County and "reverse commute" traffic patterns, ability to reach 6.2 million people within a 1 hour drive



LIFESTYLE

Minutes away from the Pacific and Oceanside's burgeoning Coast Highway corridor, surrounded by retail amenities, within walking distance including restaurants, breweries and hotels



AFFORDABILITY

Significant costs savings through base rent and operating expenses compared to Central County and neighboring submarkets like Carlsbad, making it one of the most affordable options for warehouse users in San Diego



ACTIVITY BREEDS ACTIVITY

Situated 1 mile away from the new Fed Ex Ground facility and in proximity to other large scale corporate expansions including Magna Flow, Coca Cola and Gilead. These commitments are reflective of the area's ability to attract and retain top talent, access to affordable living options for employees, and proximity to executive housing



STRENGTH & STABILITY

Institutional ownership and management results in pride of ownership, long term perspective, invaluable experience, and access to capital for improvements



Location & Amenities



~ 10 mins to CA-78 and I-5

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OFF ANSIDE BLVD

LOCAL AMENITIES

- 1 KFC
- 2 CHIPOTLE
- 3 JIFFY LUBE
- 4 GOGO JAPAN
- 5 YOGURLAND
- 6 PLANET FITNESS
- 7 SHAKEYS PIZZA PARLOR
- 8 MCDONALDS
- 9 ALBERTSONS
- 10 DOLLAR TREE
- 11 PIZZA HUT
- 12 WALGREENS
- 13 STARBUCKS
- 14 RUBIOS | JACK IN THE BOX | SUPERCUTS | THE DRAFT RESTAURANT & SPORTS BAR | RALPHS | IHOP | HUAHAN GRILL
- 15 CVS
- 16 DEL TACO

CORPORATE NEIGHBORS

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