

# AVAILABLE FOR LEASE

## Premier Distribution/Manufacturing Space

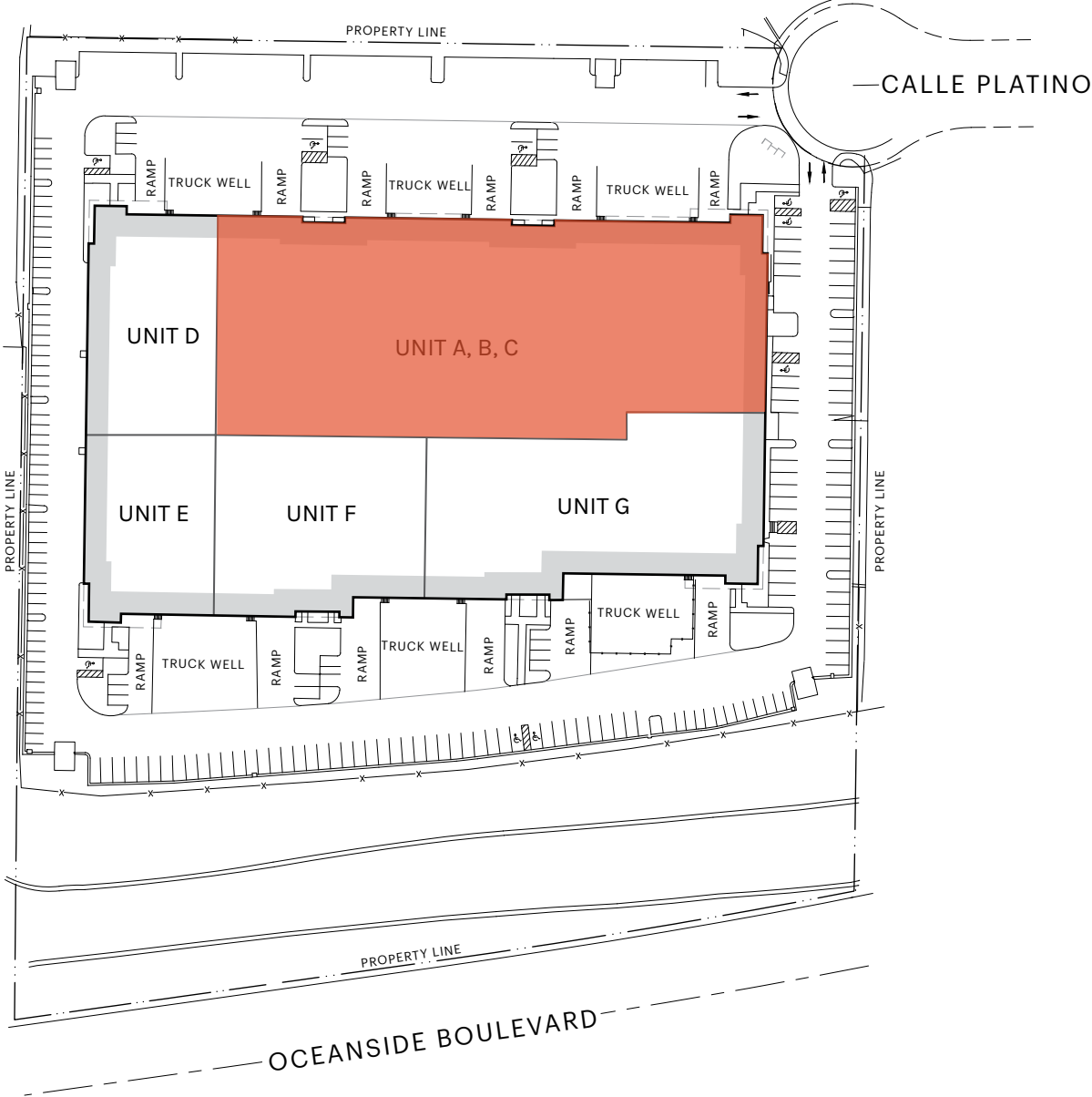
# 4039

30,082-73,356 SF - OCEANSIDE, CA

CALLE PLATINO



# Site Plan



Available



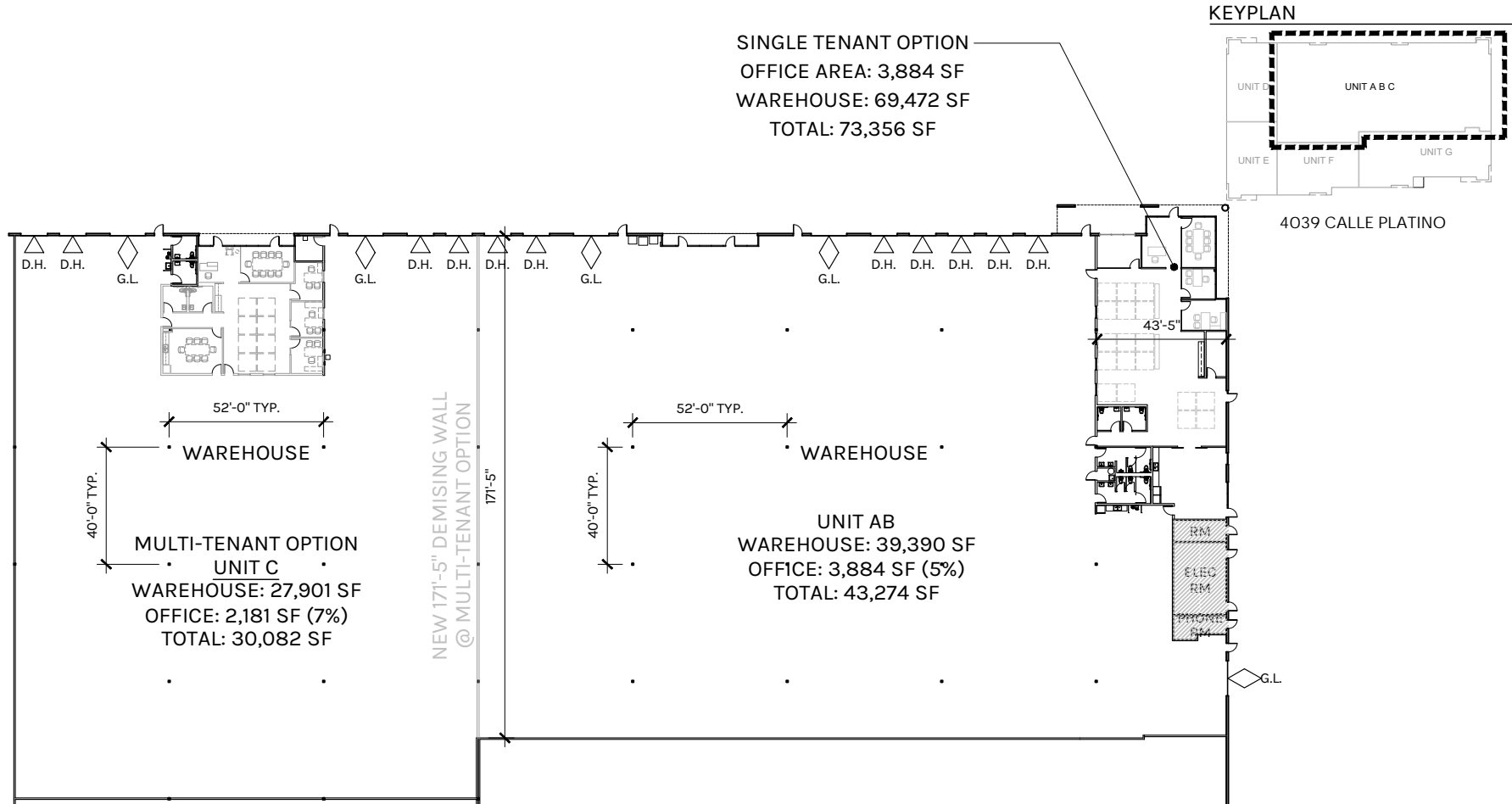
# Suite A, B, & C Key Features

- Approximately 30,082-73,356 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: 0.85/2,500 SF
- Power: Up to 2,400 Amps 277/480v 3 phase
- Parking Ratio: 1.42/1,000 SF
- Below Market Operating Expenses: Estimated at \$0.27/SF/Month



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



# 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



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~ 10 mins to  
CA-78 and I-5

## LOCAL AMENITIES

1	KFC
2	CHIPOTLE
3	JIFFY LUBE
4	GOGO JAPAN
5	YOGURTLAND
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

17	<i>Titleist</i>
18	<b>MAGNAFLOW</b>
19	Brixton
20	suja
21	<i>Coca-Cola</i>
22	GILEAD
23	MZINGREDIENTS
24	<b>Genentech</b>
25	BELCHING BEAVER
26	USPS
27	<b>SDGE</b>
28	<b>FedEx</b> Ground
29	KAISER PERMANENTE
30	OLLU
31	PACIFIC MARINE CREDIT UNION
32	weiland
33	Neptune wayfair

# Contacts

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