

# 4040

## calle platino

oceanside, ca 92056

 **LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES



**LITTLE DRAGOVIC TEAM**  
78 Corridor Industrial Advisors

**OCEANSIDE BUSINESS CENTER**  
AVAILABILITY | 6,136 SF



Low finish single  
story industrial units



**LITTLE DRAGOVIC TEAM**

78 Corridor Industrial Advisors

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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: 2.65/1,000 SF
- Institutionally managed and maintained
- 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

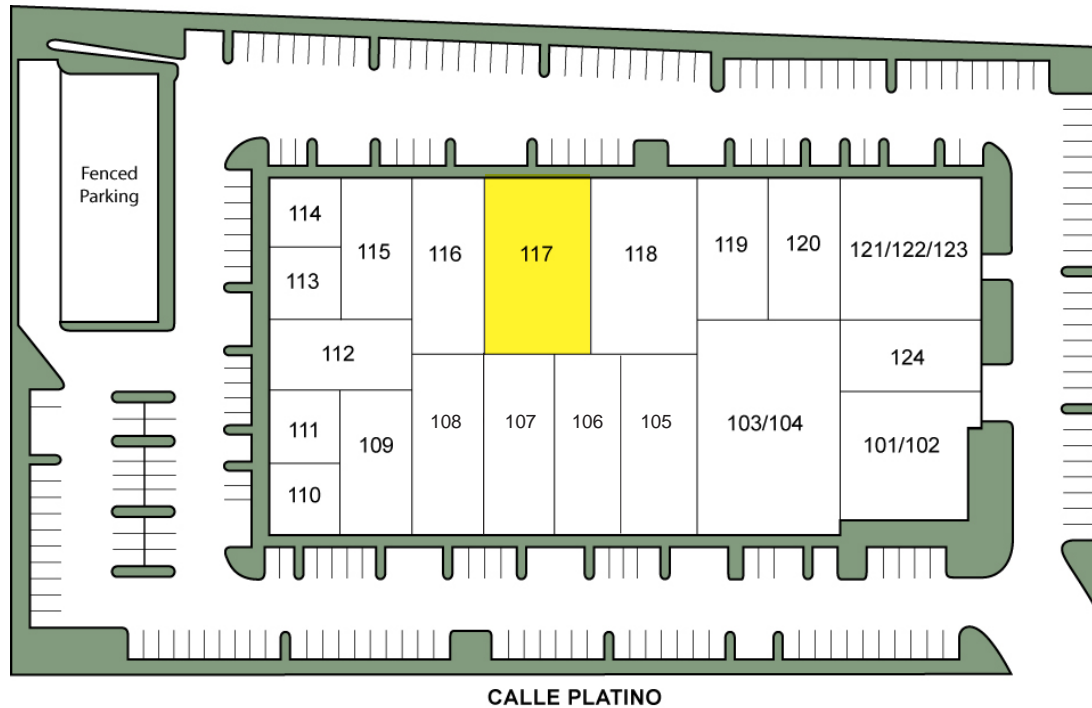
## Strong Submarket

- 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
117	6,136 SF	10%	One grade level door	Immediately	\$1.18 NNN	\$0.32/SF

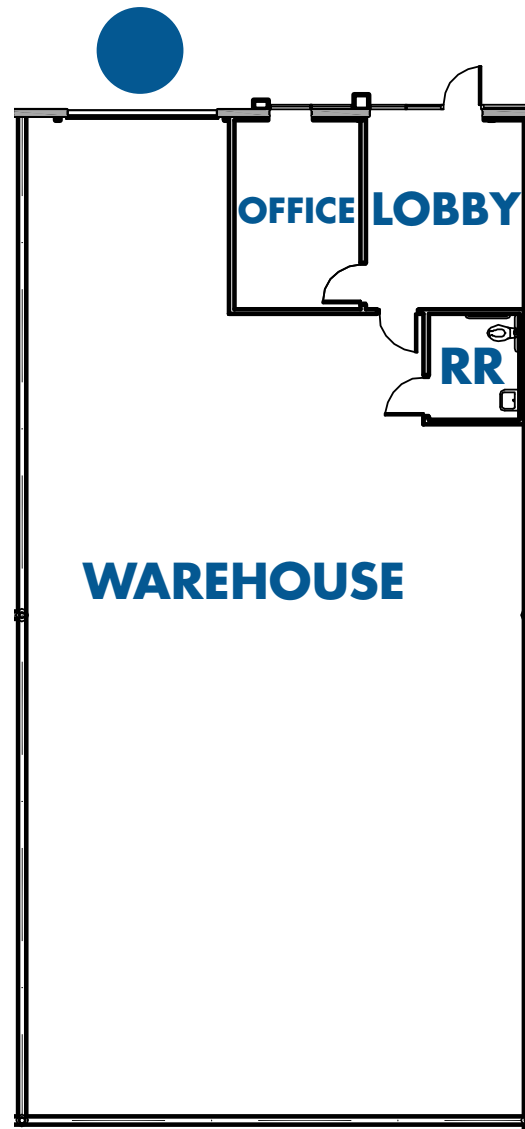


# aerial



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# floor plans



 = Grade level door

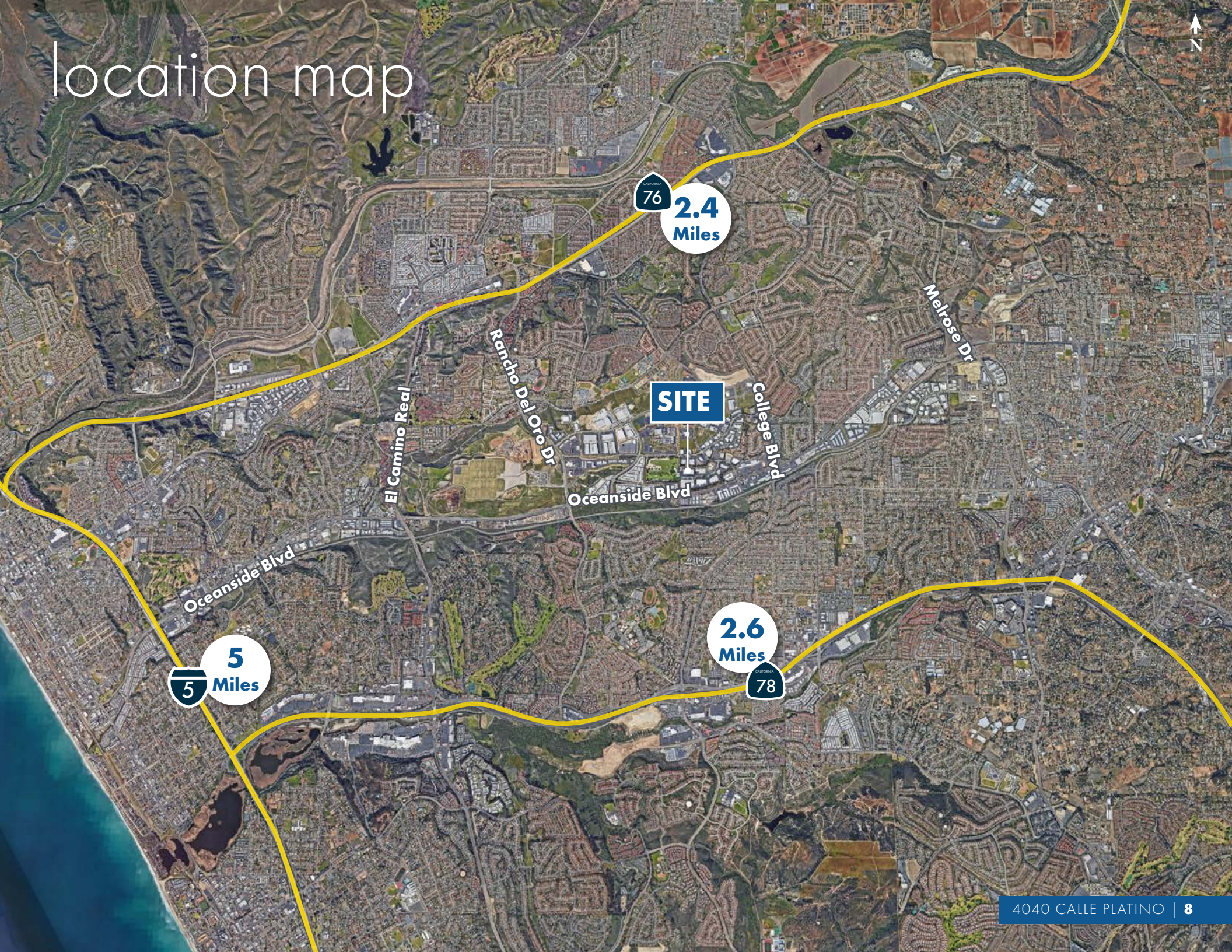
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# property photos



# location map



**5**  
Miles

**76**  
**2.4**  
Miles

**2.6**  
Miles

**SITE**



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