

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

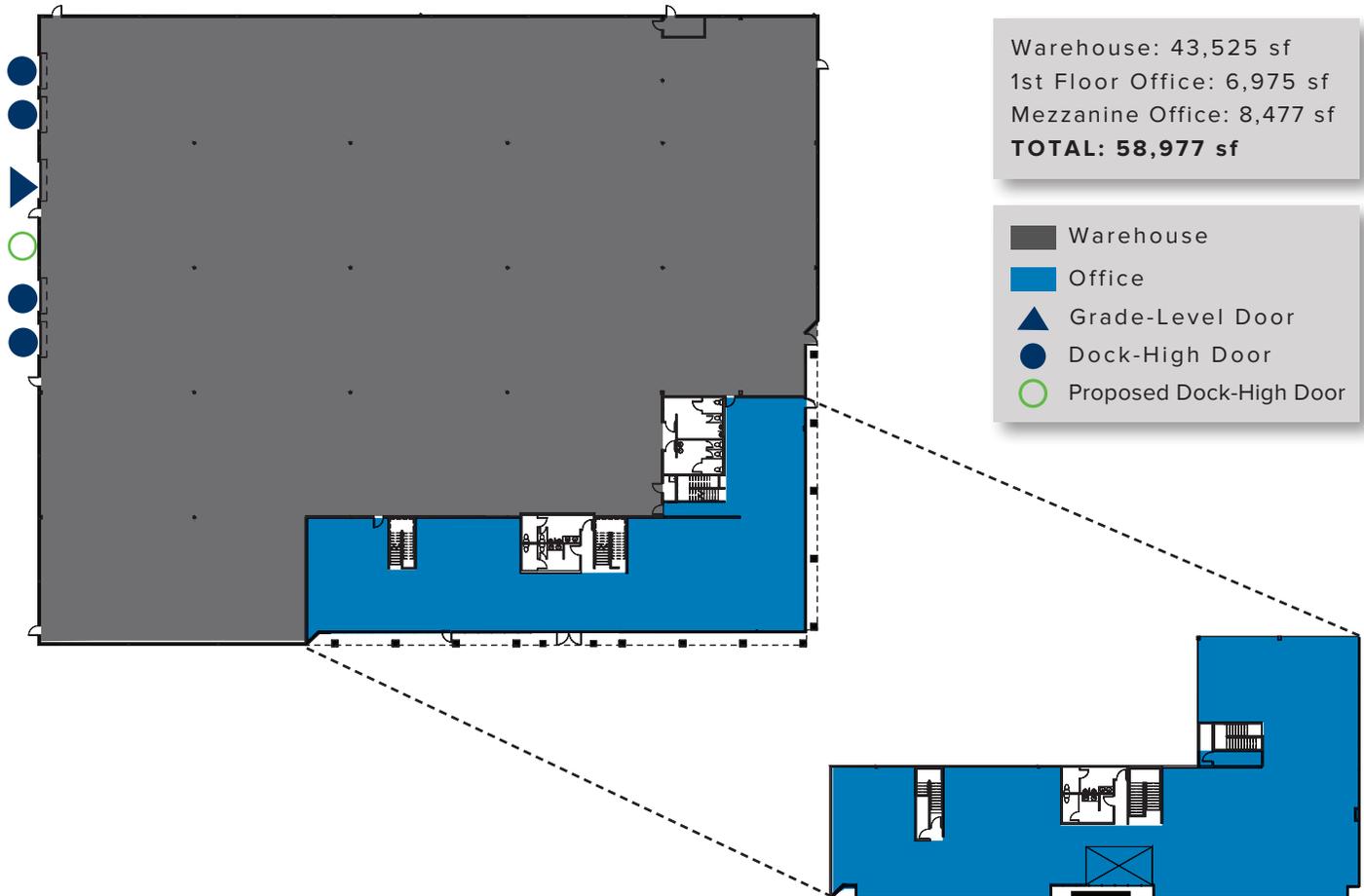
760 431 3863 • drew.dodds@cushwake.com
CA Lic #02021095



Floor Plan

And Property Specifications

Office & Mezzanine Floor Plan



Warehouse: 43,525 sf
 1st Floor Office: 6,975 sf
 Mezzanine Office: 8,477 sf
TOTAL: 58,977 sf

Warehouse
 Office
 Grade-Level Door
 Dock-High Door
 Proposed Dock-High Door

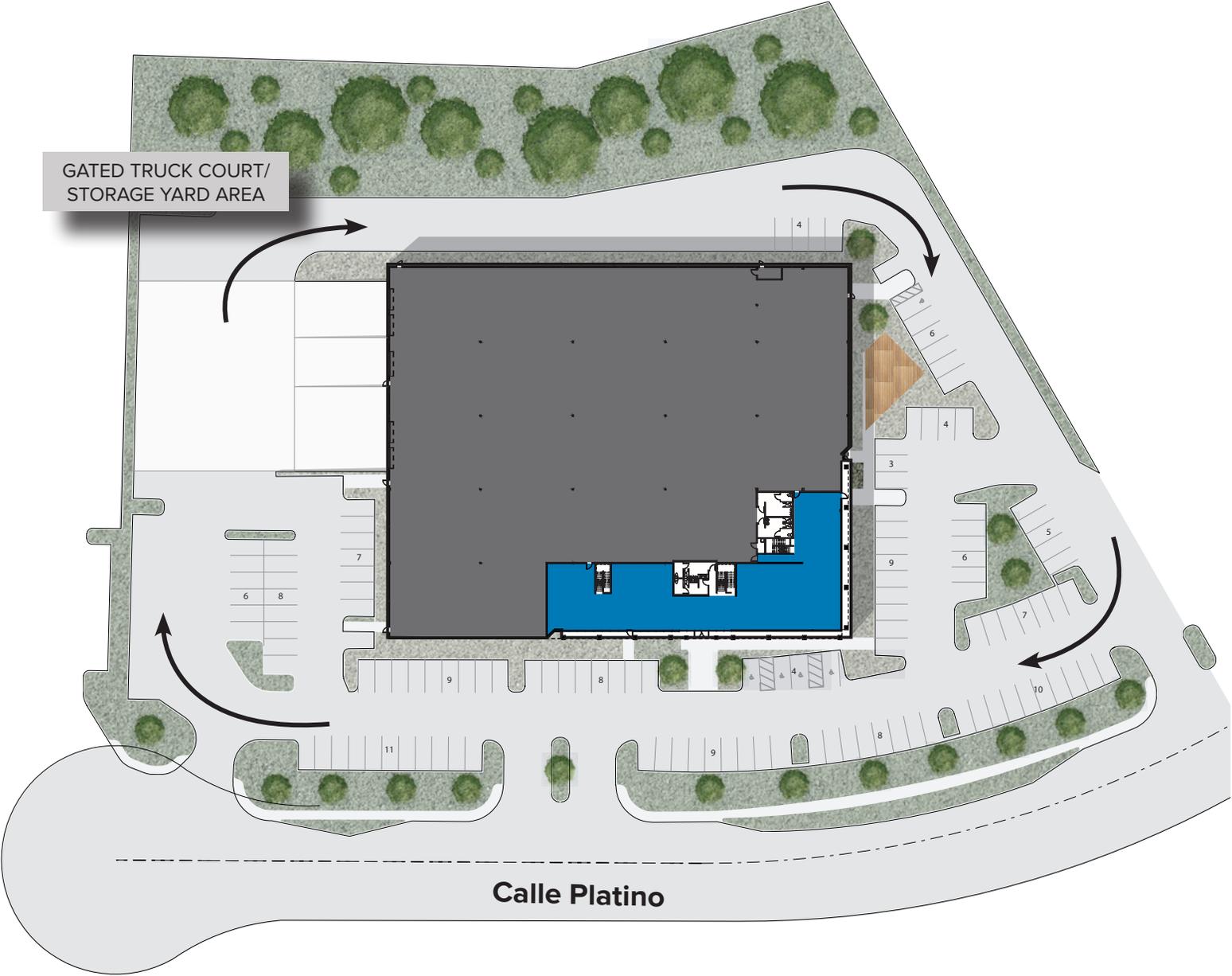
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Property Specifications

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 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)



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Exterior Images



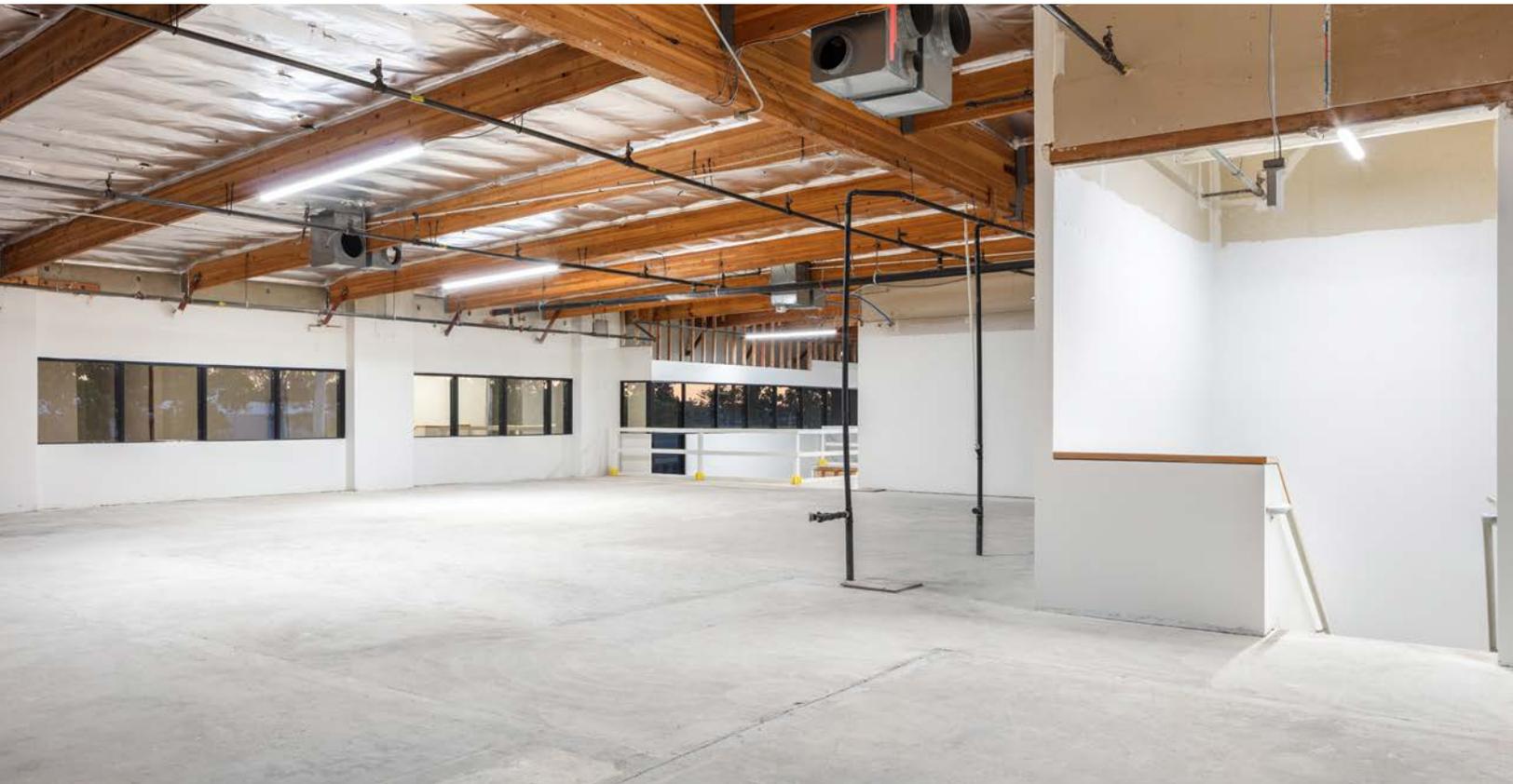
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Exterior Images



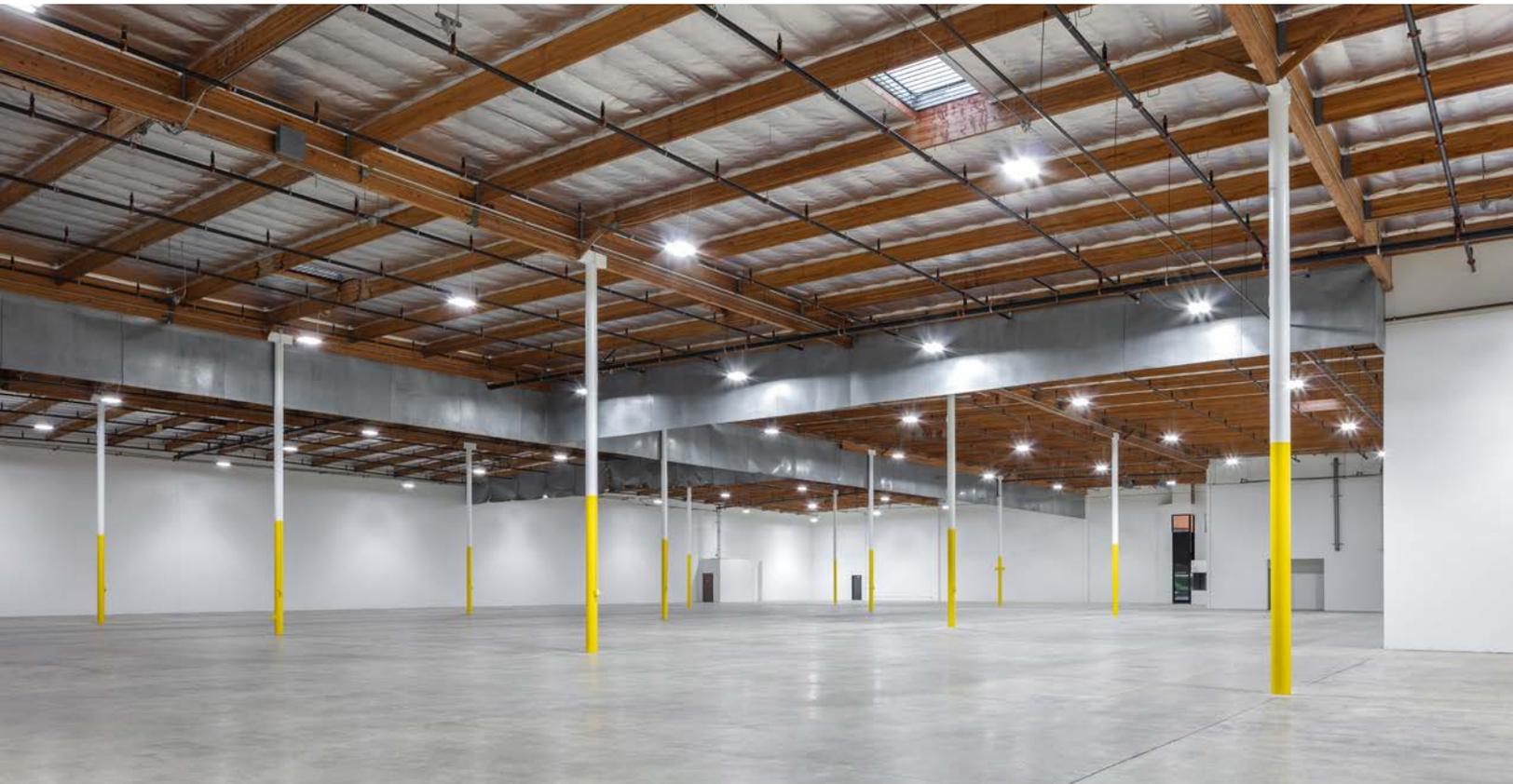
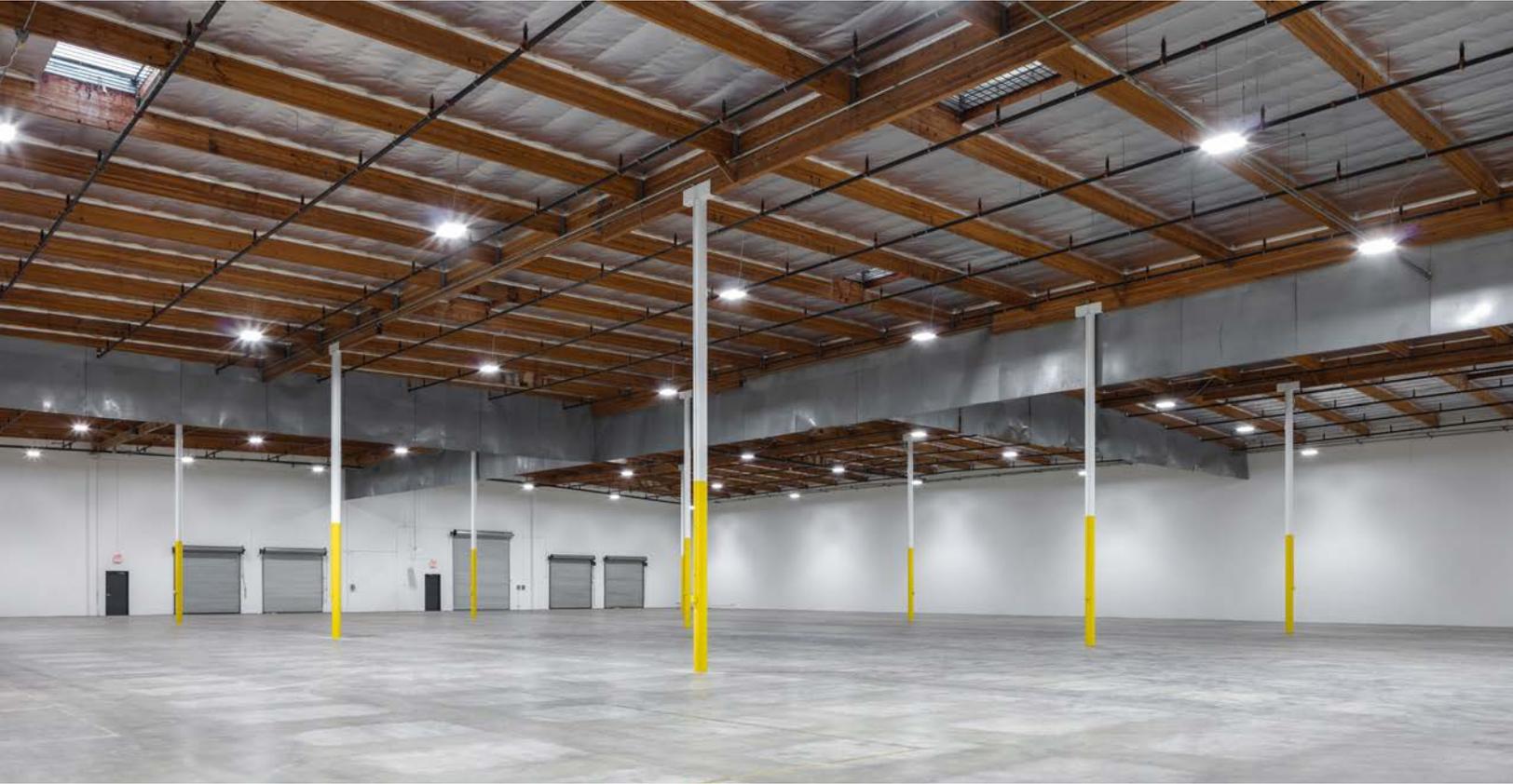
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Interior Images



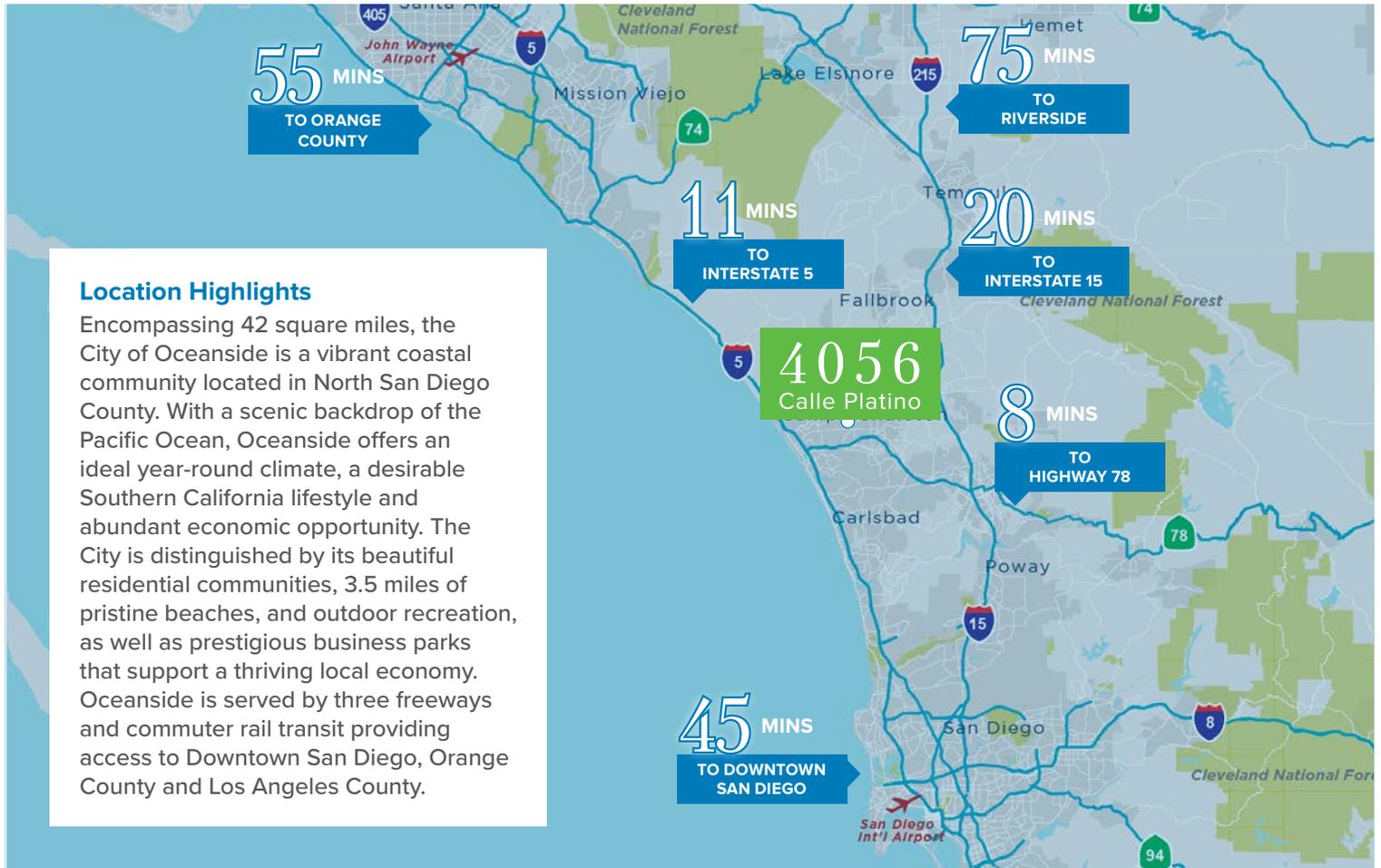
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Warehouse Images



Area

Amenities & Corporate Neighbors



Location Highlights

Encompassing 42 square miles, the City of Oceanside is a vibrant coastal community located in North San Diego County. With a scenic backdrop of the Pacific Ocean, Oceanside offers an ideal year-round climate, a desirable Southern California lifestyle and abundant economic opportunity. The City is distinguished by its beautiful residential communities, 3.5 miles of pristine beaches, and outdoor recreation, as well as prestigious business parks that support a thriving local economy. Oceanside is served by three freeways and commuter rail transit providing access to Downtown San Diego, Orange County and Los Angeles County.



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

Oceanside

STATISTICS

175,948

Population

6

Golf Courses

\$71,944

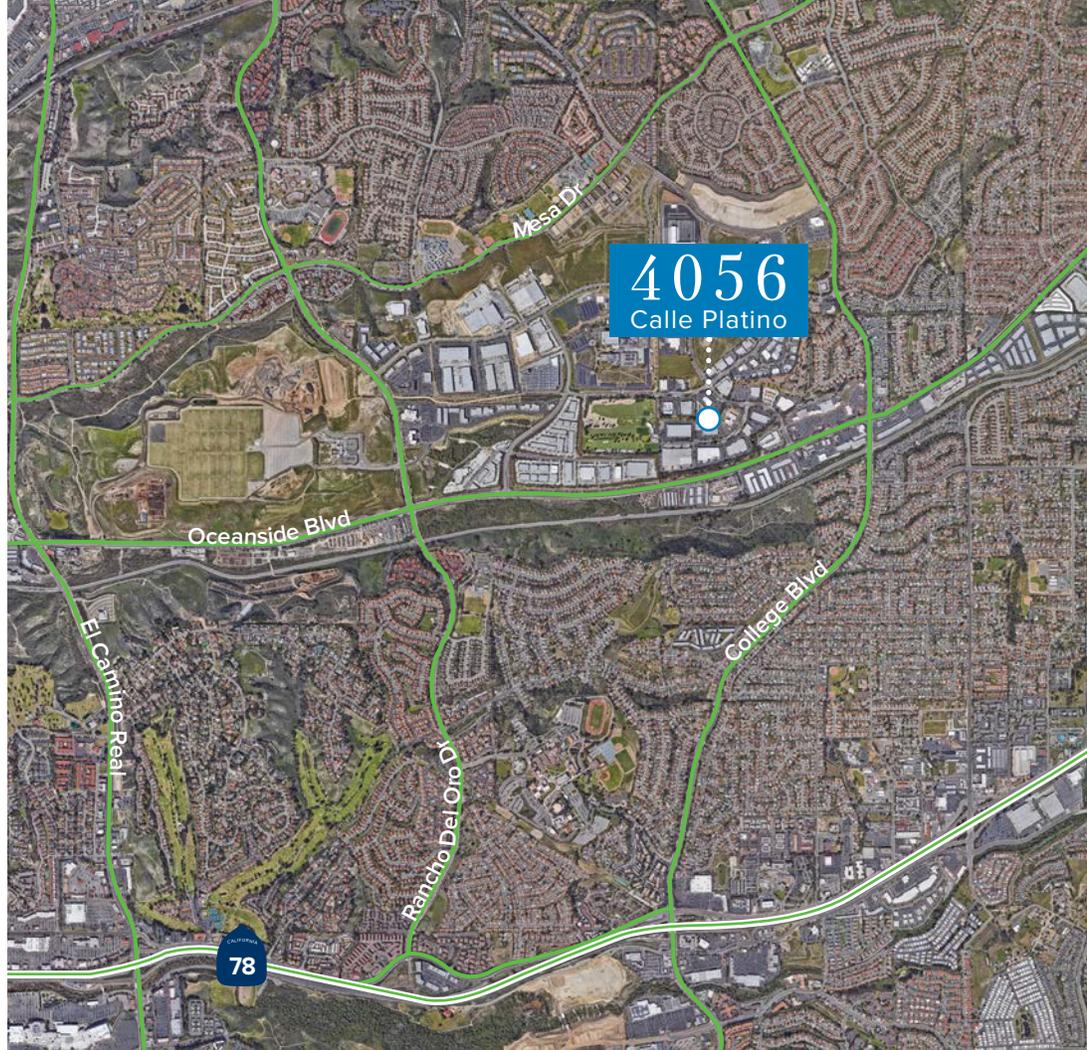
Average Household Income

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.

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