

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

Gated Truck Court/
Storage Yard Area

Exterior Renovations Planned

Owner:

W. P. CAREY

Brokerage:



For leasing inquiries, please contact:

Aric Starck
+1 760 431 4211

aric.starck@cushwake.com

Drew Dodds
+1 760 431 3863

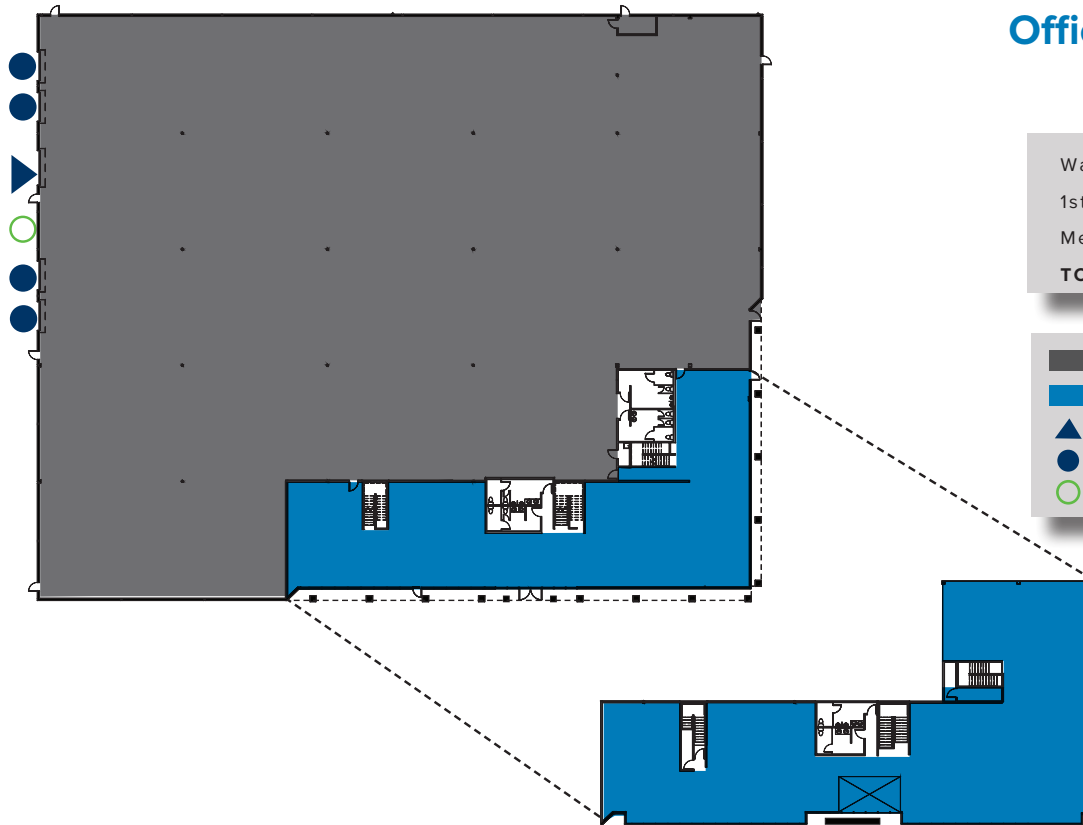
drew.dodds@cushwake.com



Floor Plan

And Site Plan

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

1st Floor SF 50,500 sf

2nd Floor SF 8,477 sf

Land Area 4.57 Acre Lot

Clear Height 25' minimum clearance

Loading Docks 4 dock high (expandable)
1 grade-level

Parking Ratio 2.14/1,000

**Truck Court/
Storage Yard Area** Concrete, gated

Slab Design Concrete

Fire Protection Sprinklered

HVAC 13 heat pump units serving the office areas / ductless split system serving the server room

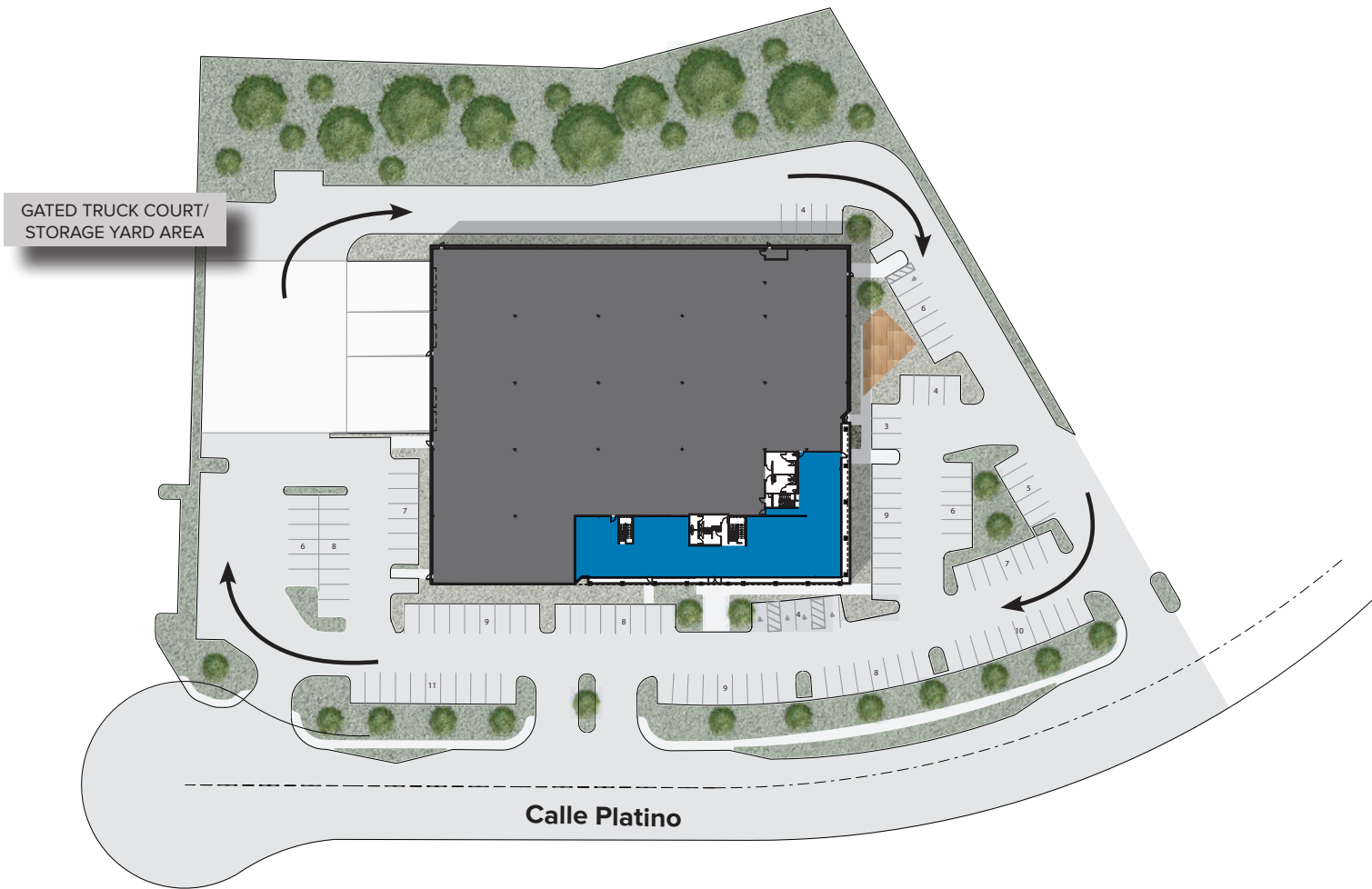
Power 2000 AMPs @120/480 volt power panel

Utilities Gas & Electric through SDG&E
Water through City of Oceanside

Roof Systems Modified bitumen roof with mineral capsheet

Site Plan

And Property Specifications





4056 Calle Platino

Exterior Images



4056 Calle Platino

Aerial Images





4056 Calle Platino

Renderings



Area

Amenities & Corporate Neighbors



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

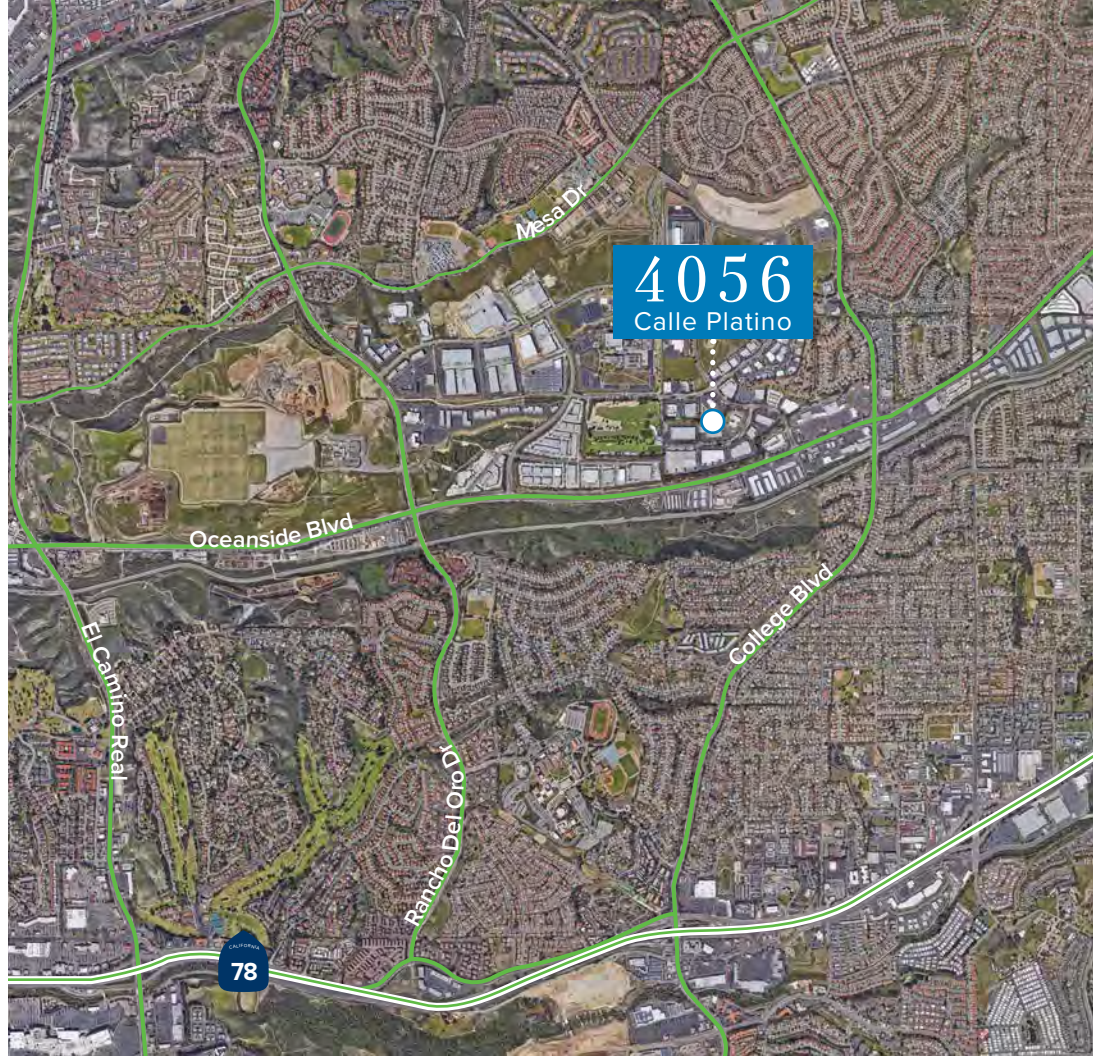
Average Household Income

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.

wpcarey.com

Since our establishment in 1973, W. P. Carey has consistently provided asset-based net lease capital to publicly-traded and privately held companies, developers, private equity firms and their portfolio companies. Its recognized expertise in credit underwriting, ability to structure and close complex transactions and proactive approach to asset management distinguishes it from other net lease investors.



Aric Starck
+1 760 431 4211
aric.starck@cushwake.com
CA Lic #01325461

Drew Dodds
+1 760 431 3863
drew.dodds@cushwake.com
CA Lic #02021095