

FOR LEASE:

4040 Calle Platino - Oceanside



Oceanside Business Center



Oceanside's Premier Multitenant Industrial Center



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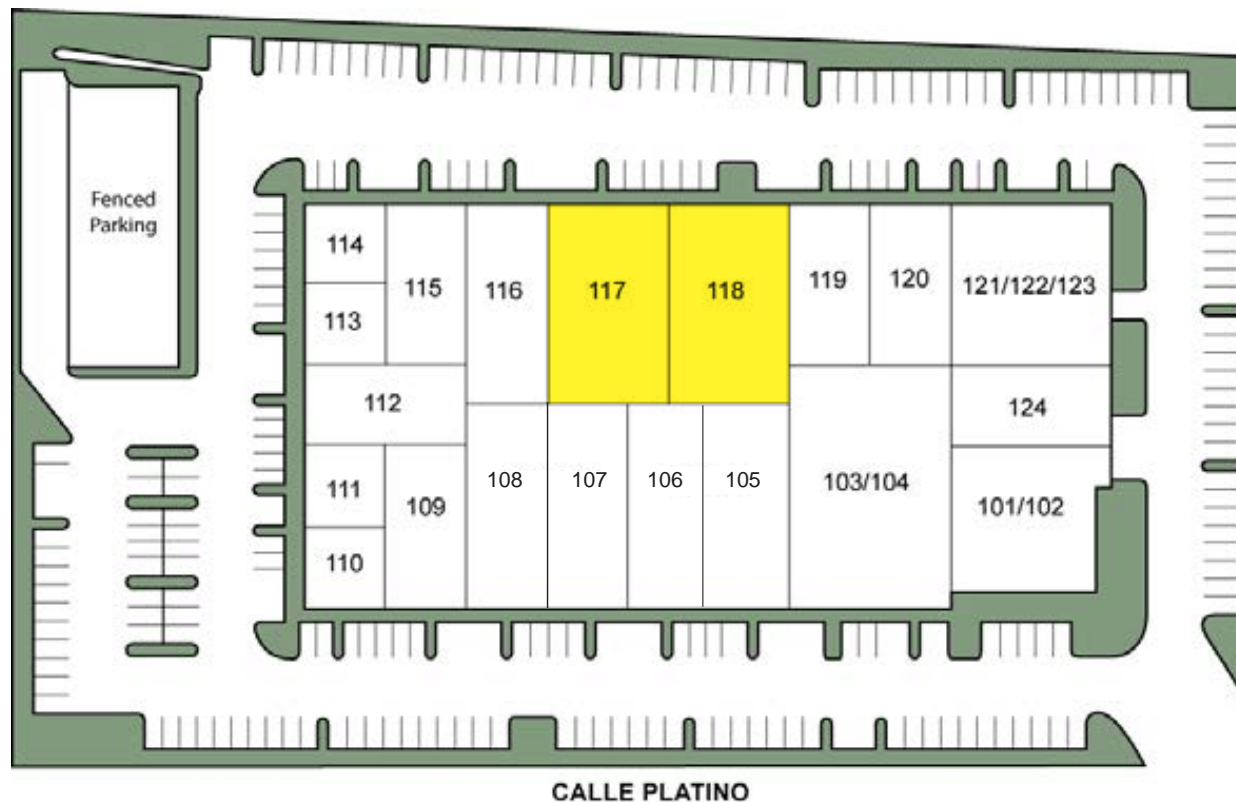
PROJECT FEATURES

Project Name:	Oceanside Business Center
Address:	4040 Calle Platino, Oceanside, CA
Construction Type:	Concrete Tilt Up
Year Renovated:	2006
Zoning:	Light Industrial
Project Size:	80,916
Suite Size Range:	1,600 to 10,000 SF
Clear Height:	20'
Parking:	2.56/1,000 SF
Fire Suppression:	Fire sprinklers throughout
Security:	On-site security cameras
Loading:	Grade Level Loading
Power:	100 to 200 amps, 120/208 V
Distance to Highway 78:	1.56 Miles
Distance to Interstate 5:	4 Miles
Single Story Units:	100% Single Story Units
Current Availability:	5,698 SF & 6,136 SF



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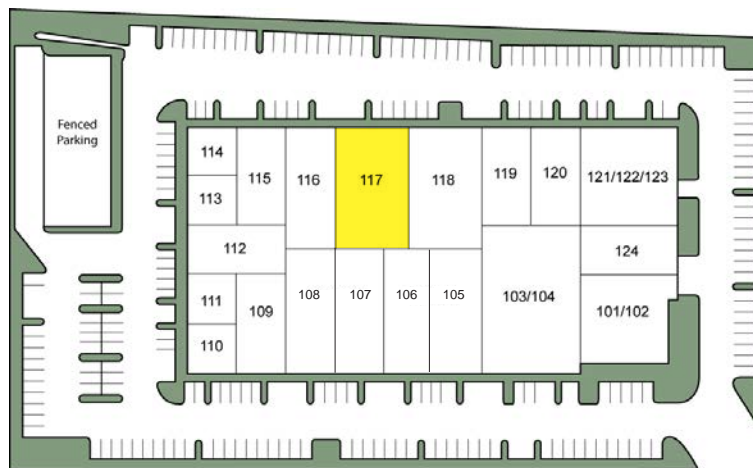
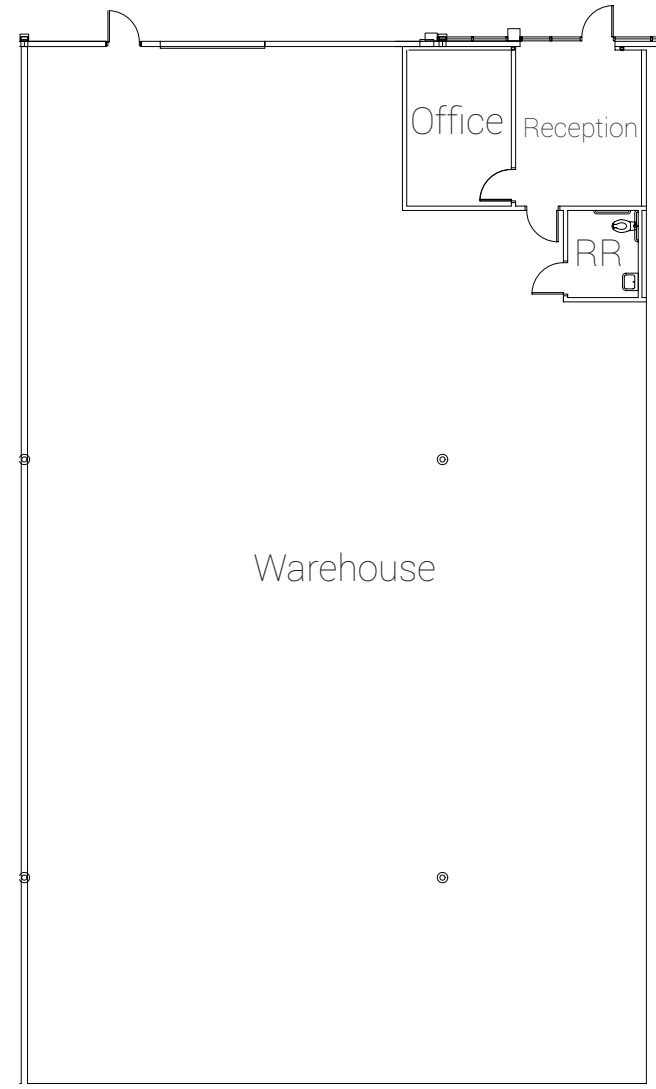
Unit #	Size	% Improved	Base Rent/SF	NNN/SF	Loading	Description	Availability
117	6,136 SF	10%	\$0.75 NNN	\$0.27/SF	One grade level	Reception, one private office, restroom and remainder warehouse	Immediately
118	5,698 SF	10%	\$0.72 NNN	\$0.27/SF	One grade level	For sublease through March 31, 2022 with longer term direct deal available. Reception, one private office, restroom and remainder warehouse	Immediately



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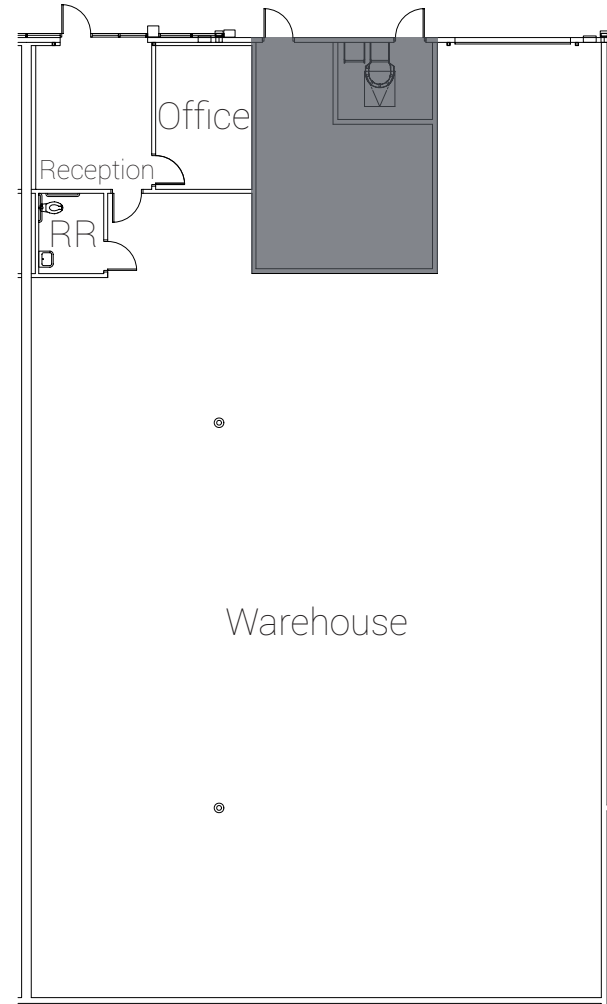
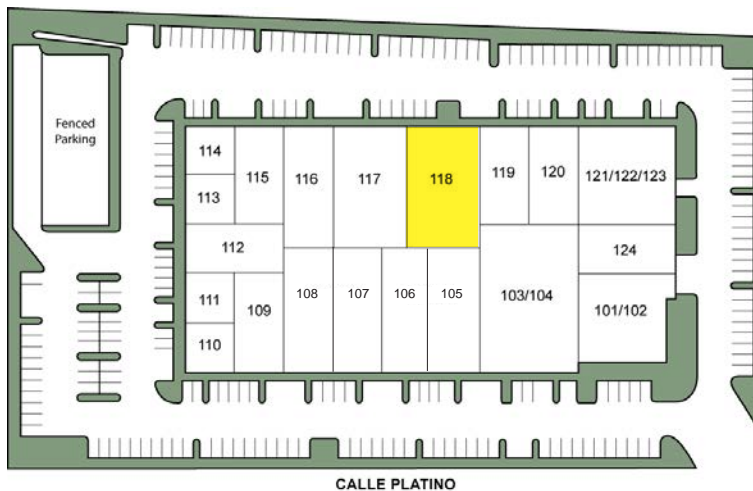


CALLE PLATINO

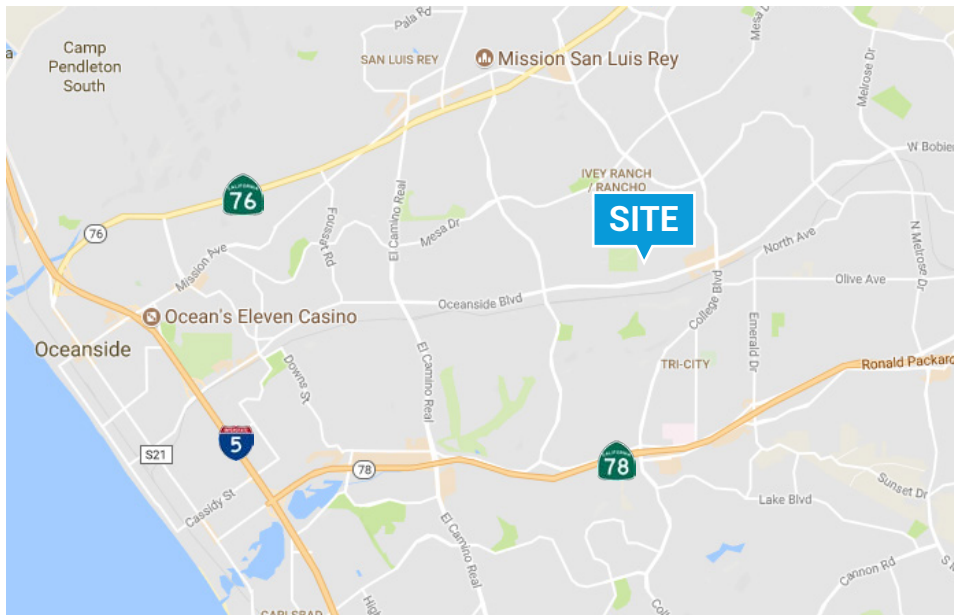
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