

LIGHT INDUSTRIAL SPACE FOR LEASE



509 Armstrong Way • Oakdale, California

*Located on the corner of S. Yosemite Ave. & Armstrong Way
across from Sconza Candy (former Hershey Plant)*

DETAILS & FEATURES:

- Attractive light industrial complex
- Excellent street visibility & signage
- On busy thoroughfare & near traffic signal
- Ample parking (38 spaces; in common)
- Newer construction; well maintained
- Fully sprinklered units
- 12' x 14' Roll-up grade level doors
- 20' Clear height
- Units have small office & restroom
- 100 Amp, 3 Phase, 120/208 V; MID served utilities
- Zoned LI (Limited Industrial)

AVAILABLE SPACE & RENT:

- Unit B: 3,080 sq. ft.
- **\$.77 per sq. ft. / mo.**
- Industrial Gross lease

**Great Oakdale
Location & Access!**

RANDY BREKKE DRE# 00856863

Office 209.571.7230 | Cell 209.606.0044 | randy@brekkere.com

BREKKE REAL ESTATE DRE# 01208688

1500 Standiford Ave., Bldg. D | Modesto, CA 95350 | www.brekkere.com

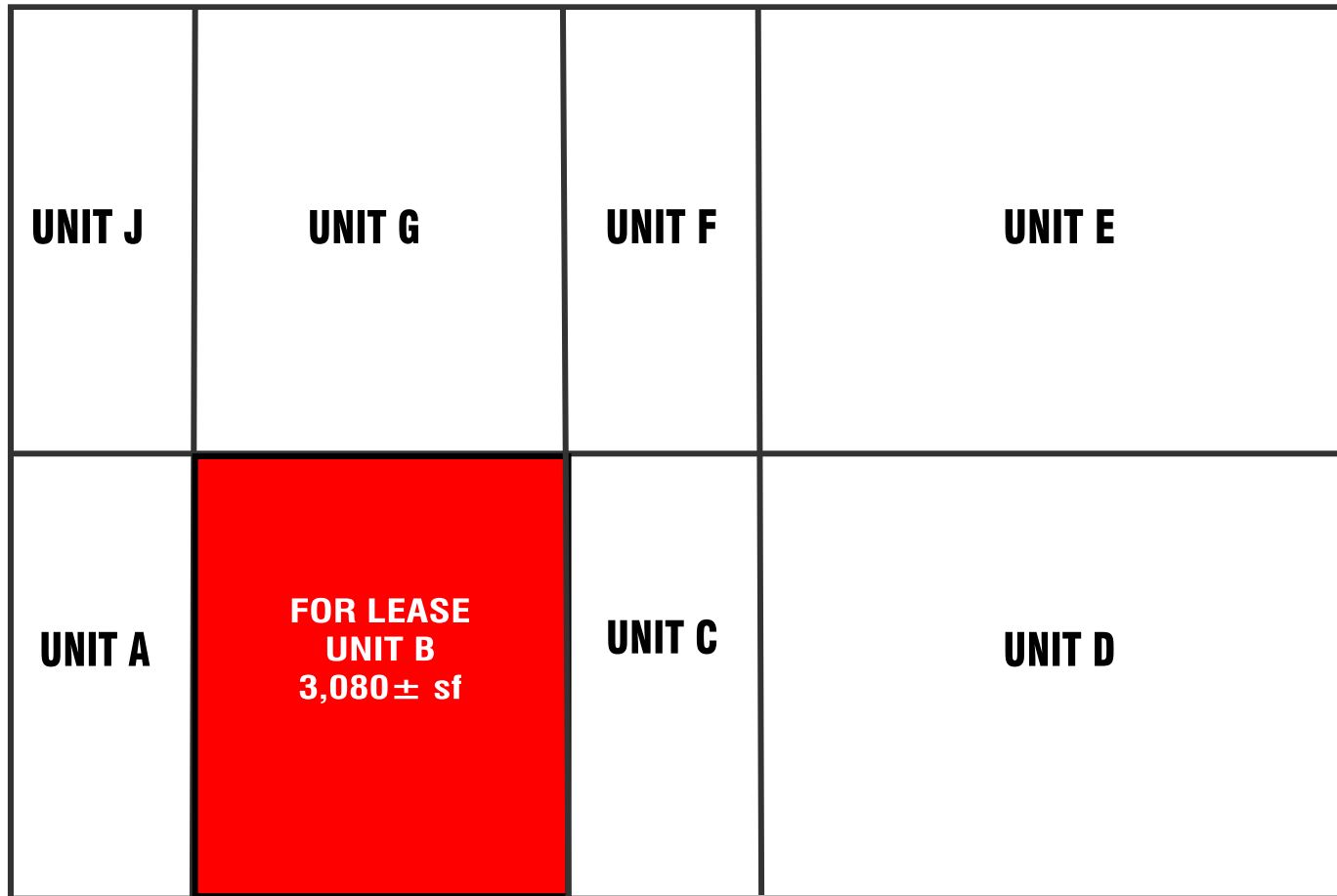
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RENT REDUCED!



OAKDALE-WATERFORD HWY
(S. Yosemite Ave.)

ARMSTRONG WAY

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RENT REDUCED!

UNIT B

ARMSTRONG WAY

Outline of Premises is approximate

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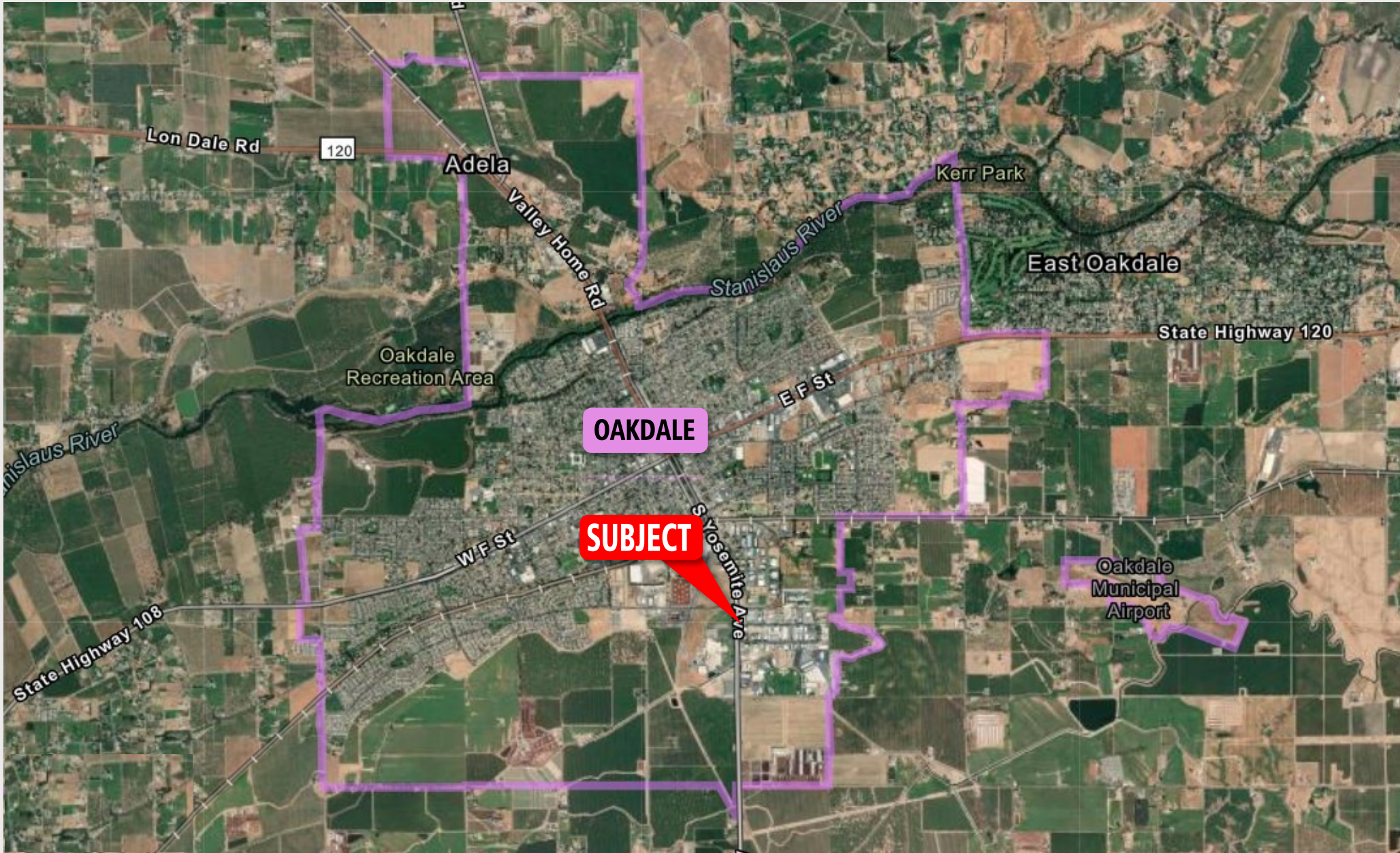
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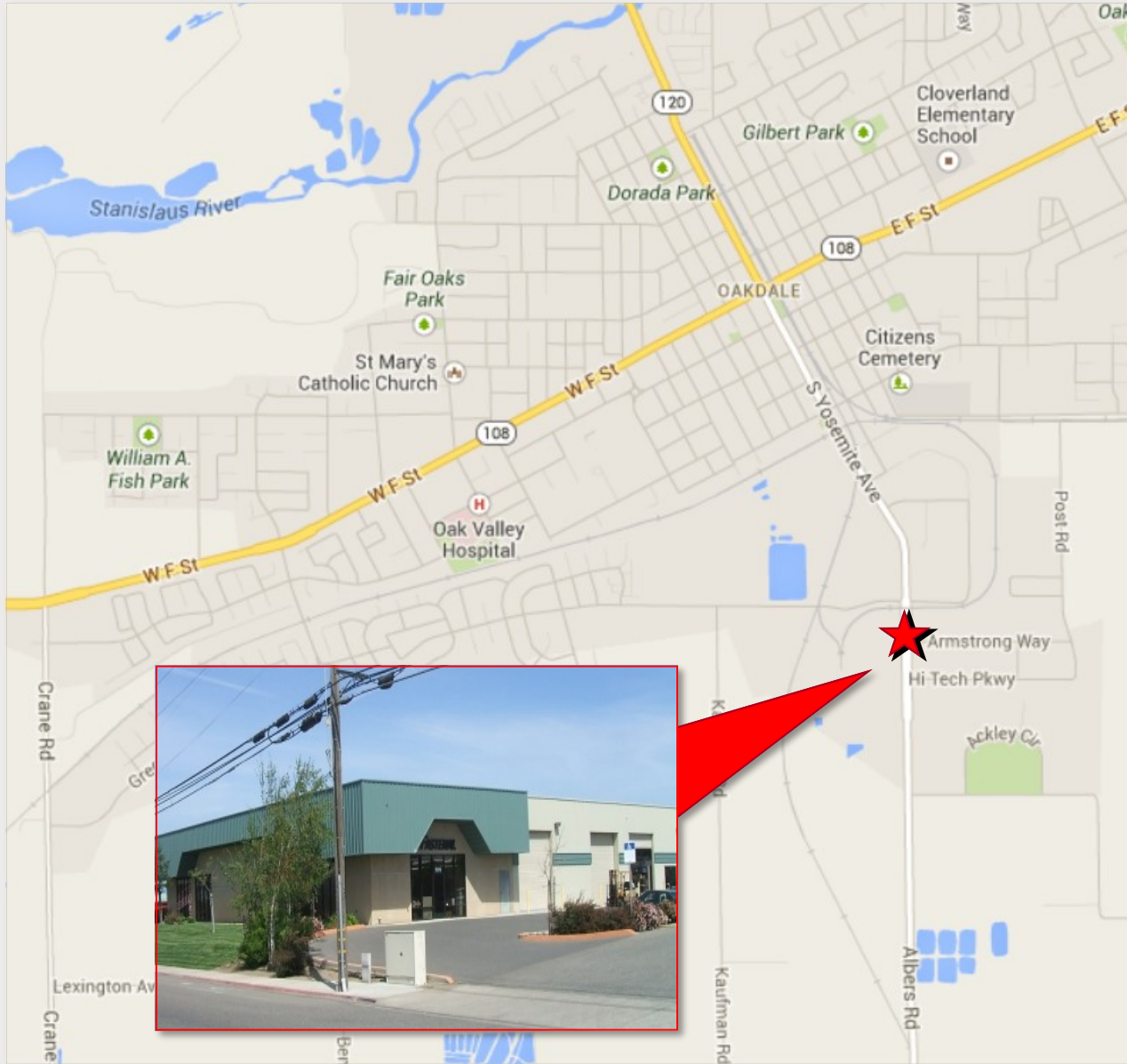
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LOCATION MAP



DAILY TRAFFIC COUNTS

S. Yosemite Blvd. @ Albers Rd 18,398 cars
S. Yosemite Blvd. @ Delano Dr. 25,000 cars

DISTANCES

To Hwy 99 20 Miles
To Modesto 17 Miles
To Stockton 42 Miles
To Turlock 23 Miles
To Fresno 105 Miles
To Sacramento 77 Miles
To San Francisco 98 Miles



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