

LIGHT INDUSTRIAL SPACE FOR LEASE

Great Oakdale Location & Access!



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 A: 1,540± sf
- \$.75 per sf/mo.
- Gross lease

RANDY BREKKE DRE# 00856863 • Cell 209.606.0044 • Office 209.571.7230 • randy@brekkere.com • www.brekkere.com

The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guaranty, representation or warranty about it. It is your responsibility to independently confirm its accuracy and completeness. Any assumptions, estimates or projections used are for example only and do not represent the current or future performance of the property. You are advised to consult independent advisors as to value, tax factors, financial and legal matters in determining the suitability of the property for your needs.



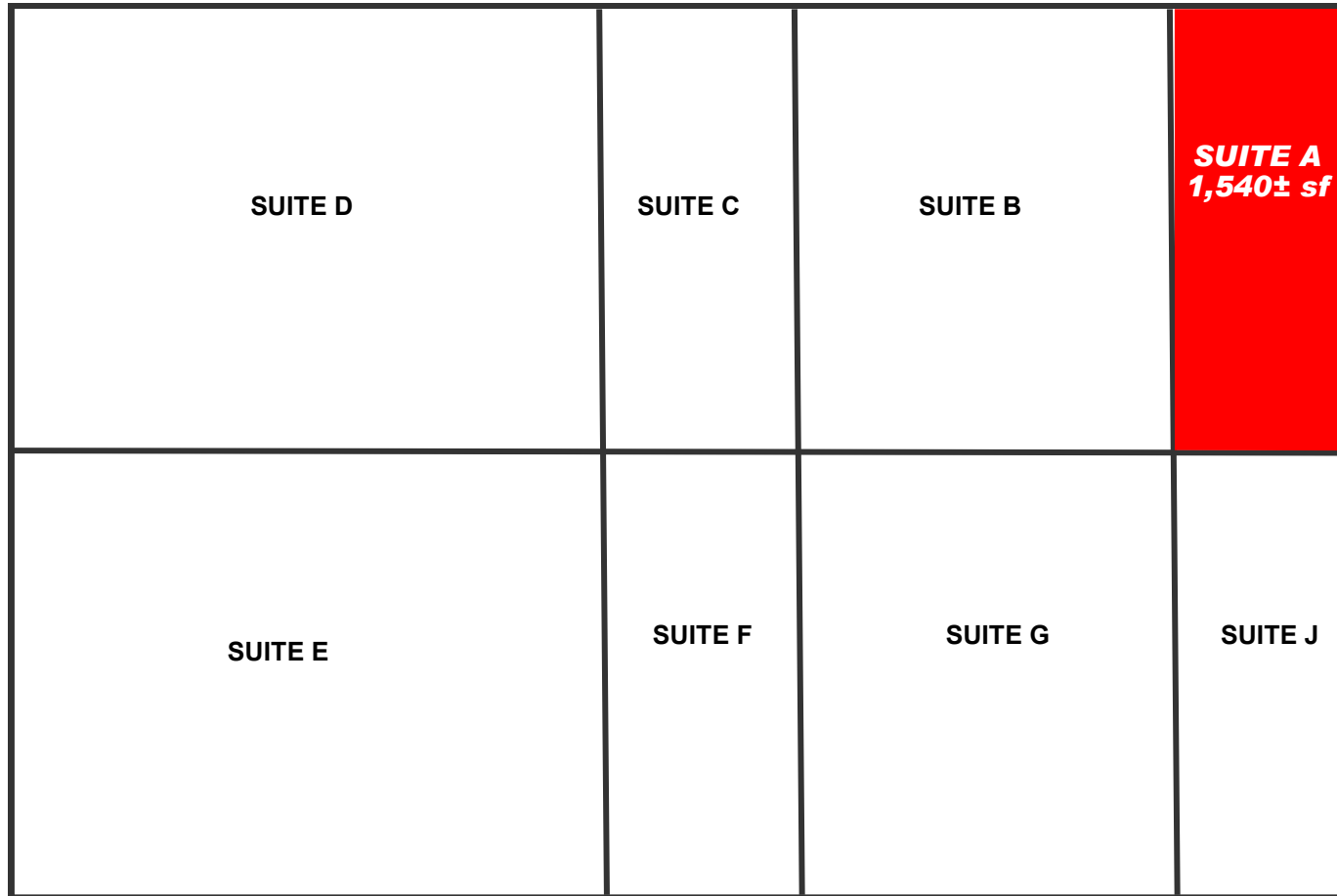
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ARMSTRONG WAY

Parking

OAKDALE-WATERFORD HWY
(S. Yosemite Ave.)

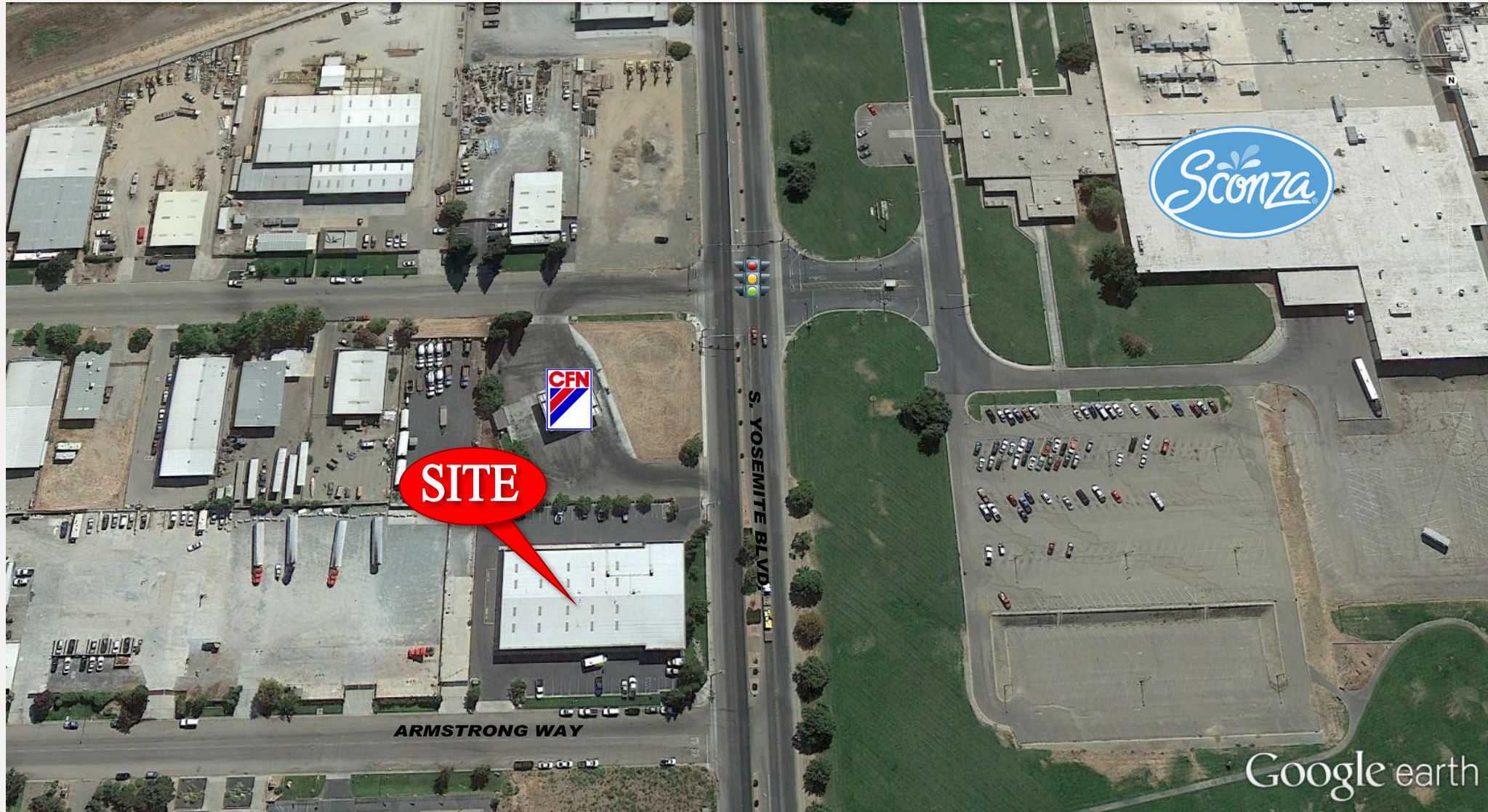


Parking

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AERIAL PHOTO



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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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