

FOR SALE

1003 Wakefield Drive

Oakdale, California 95361

ASKING PRICE

\$1,450,000

TOTAL ACREAGE

3.10 Acres

IMPROVEMENTS

Building ±4,800

OVERVIEW

Property Overview

CoSol Commercial Real Estate and Link Commercial Property Group are pleased to present 1003 Wakefield Drive, Oakdale, California — a ±3.10-acre vacant industrial land parcel with a small industrial shop, ideally positioned within the Oakdale Business & Industrial Park.

The property offers a rare opportunity to acquire shovel-ready land in a supply-constrained industrial market. All city services are already in place on the property, significantly reducing the timeline and cost for future development.

Situated in an established corporate corridor, the site benefits from immediate proximity to major regional employers including OID, Sconza Chocolates, ConAgra Foods, Sonoco, and Ross F. Carroll.

Entitlements: Approved building plans from the City of Oakdale for a ±10,000 SF industrial building.

ADDRESS

1003 Wakefield Dr, Oakdale, CA 95361

ASKING PRICE

\$1,450,000

ACREAGE

±3.10 Acres

APN

064-044-072 | 064-044-073

BUILDING IMPROVEMENTS

Metal Shop ±4,800

ZONING

Limited Industrial

UTILITIES

All City Services In Place

WATER / SEWER

City of Oakdale

CORPORATE NEIGHBORS

OID, Sconza Chocolates, ConAgra

ADDITIONAL NEIGHBORS

Sonoco, Ross F. Carroll

NEAREST HIGHWAY

Hwy 108 / Yosemite Ave

PROPERTY TYPE

Industrial Land with Existing Shop Building



1003 WAKEFIELD DRIVE | OAKDALE, CA | AERIAL VIEW

Property Highlights

01 Shovel-Ready Site

All city services — water, sewer, electric, and gas — are already in place, reducing development lead time and upfront infrastructure costs.

03 3.10 Acres of Usable Land

±3.10 acres of contiguous, flat industrial land — sized appropriately for manufacturing, warehouse, or distribution facilities.

05 Supply-Constrained Market

Oakdale industrial land is increasingly limited. One of the few remaining parcels of this size in an established business park.

02 Established Industrial Corridor

Located within the Oakdale Business & Industrial Park alongside major corporate neighbors including OID, Sconza Chocolates, ConAgra Foods, Sonoco, and Ross F. Carroll.

04 Limited Industrial Zoning

Broad range of industrial and commercial uses — flexibility for owner-users and developers alike.

06 Strategic Location

Convenient access to Highway 108 / Yosemite Avenue and the broader Stanislaus County transportation network.



AERIAL PHOTOGRAPHY | 1003 WAKEFIELD DRIVE, OAKDALE



SITE DETAIL | 1003 WAKEFIELD DRIVE, OAKDALE

EXCLUSIVELY OFFERED BY

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Industrial Land | Existing Shop Building

1003 Wakefield Drive | Oakdale, CA 95361

\$1,450,000 | ±3.10 Acres | 4,800 SF Building | All City Services In Place

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