

FOR SALE

552 Hi Tech Parkway | Oakdale | CA | 95361



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**HIGH
PRICE &
LEFFLER**
ASSOCIATES

PMZ COMMERCIAL
SINCE 1967 REAL ESTATE

Randy High Jr., CCIM

DRE Lic. No. 01238404

(209) 491-3413

randyhighjr@gmail.com

Danny Price

DRE Lic. No. 01895497

(209) 491-3415

dprice@highpriceleffler.com

Desiree Holland

Administrative & Marketing Assistant

(209) 672-6792

pmzdes@gmail.com

Property Overview

Address: 552 Hi Tech Parkway Oakdale, CA
Sales Price: \$ 1,035,000.00
Building Size(s): ± 7,980 SF
Lot Size(s): ± 21,780 SF / ± 0.50 AC

Year Built: 1997
Parcel Number: 064-039-009
Zoning: Light Industrial
Procuring Broker Fee: 2.5%

Overview:

552 Hi Tech Parkway offers an excellent leasing opportunity within Oakdale's premier Hi Tech Industrial Park, one of the Central Valley's most established industrial and business corridors. The property consists of ± 7,980 SF situated on a ±0.50-acre parcel, providing a functional layout suitable for manufacturing, warehousing, distribution, contractor services, and a variety of industrial operations. Ideally located just off Yosemite Avenue and Highway 108, the facility offers convenient access to major transportation routes throughout Stanislaus County and beyond. Surrounded by a strong concentration of industrial and commercial users, 552 Hi Tech Parkway combines a strategic location, efficient industrial functionality, and a professional business environment, making it an exceptional opportunity for companies seeking quality space in the growing Oakdale market.

Key Highlights:

- Office Area
- Restroom
- ±15 Ft Clear Height Front Warehouse
- ±14-16 Ft Clear Height Back Warehouse



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Location Map



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Photo Gallery



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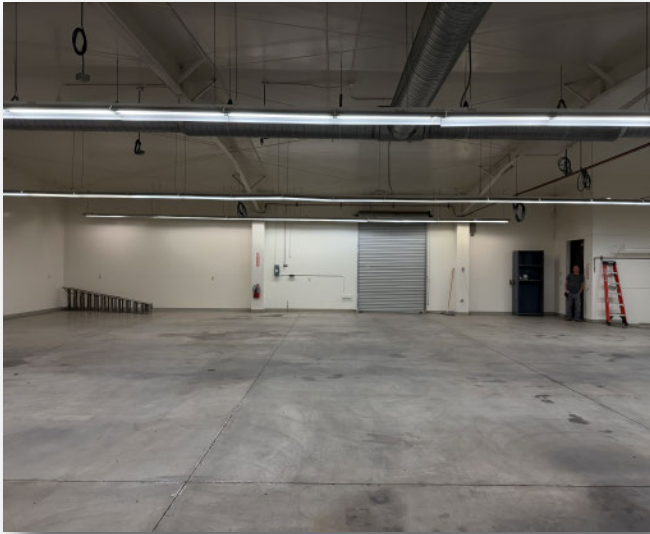
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Photo Gallery



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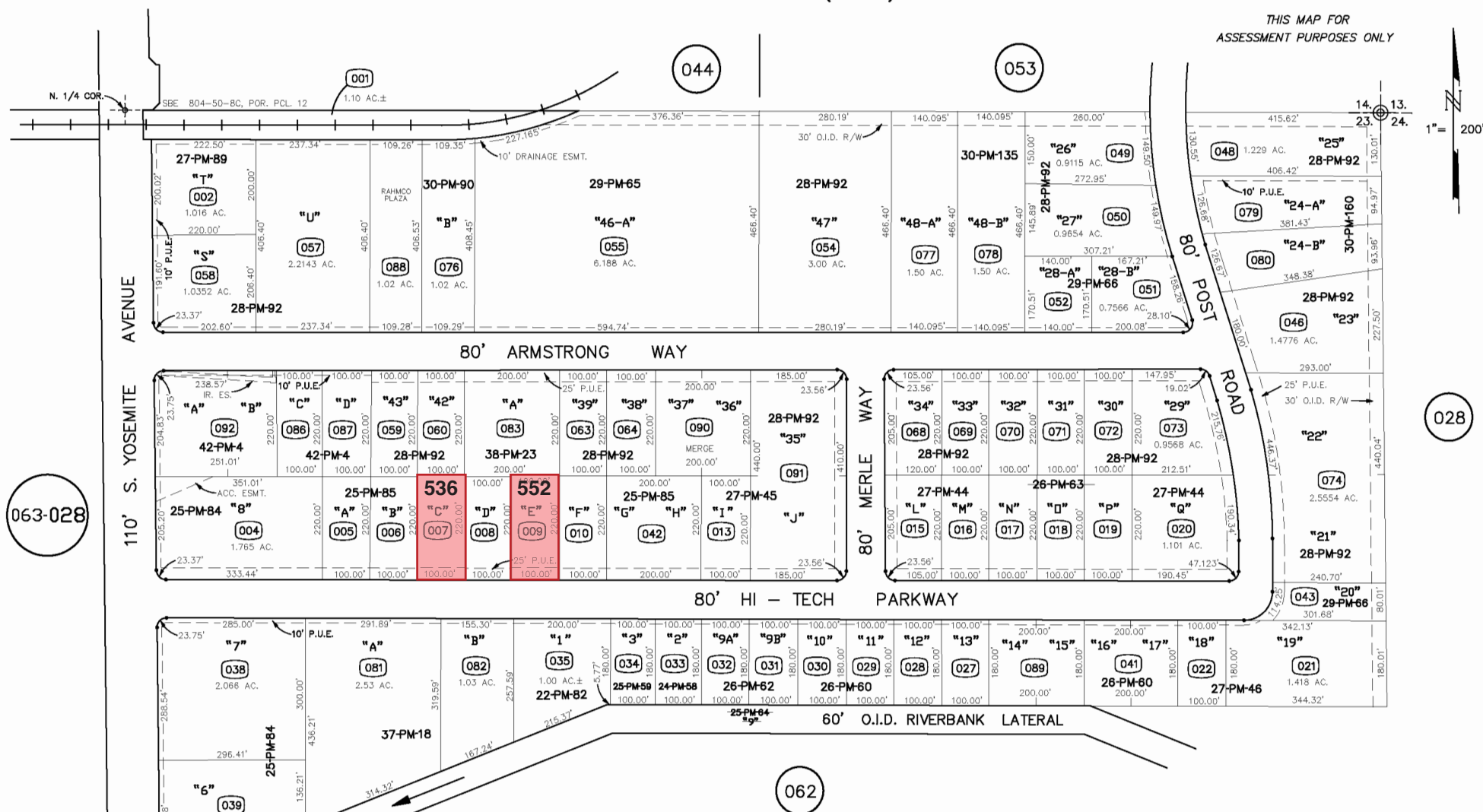
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Parcel Map

POR. NE 1/4 SECTION 23 T.2S. R.10E. M.D.B.& M.
RAHMC0 PLAZA (30M53)

004 006 064 — 039

THIS MAP FOR
ASSESSMENT PURPOSES ONLY



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