

# 521

HI TECH PARKWAY

OAKDALE, CA

WELDWAY INC.

NEWMARK



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# Property Details

521 Hi Tech Parkway in Oakdale is a functional industrial property ideal for steel fabrication or laydown yard type businesses. It is located just off Yosemite Avenue/J14, one of the main business streets in Oakdale and situated within Oakdale's premier industrial area Hi Tech Industrial Park. The property consists of a primary metal building of  $\pm 28,560$  SF, a smaller "beam" building of  $\pm 900$  SF, a  $\pm 1,350$  SF office building, a 1,500 SF double wide trailer, and a separate  $\pm 300$  SF restroom building.

The primary building features 100' clear span sections, LED lighting throughout, two 5 ton cranes and two 2 ton cranes. There is a compressed air system and distributed power throughout.

Property Address	521 Hi Tech Parkway, Oakdale, CA
APN	064-039-081
Parcel Acreage	$\pm 2.52$ Acres
Square Feet	$\pm 32,310$ SF
Clear Height	24'-28'
Drive-In/Grade Doors	4
Power	1,200 Amps



# Photos



Interior Showing 5 Ton Crane



Interior Showing Columns



Interior of Main Building



Beam Building



# Aerial



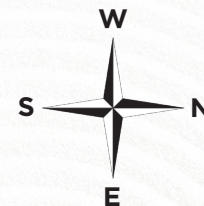
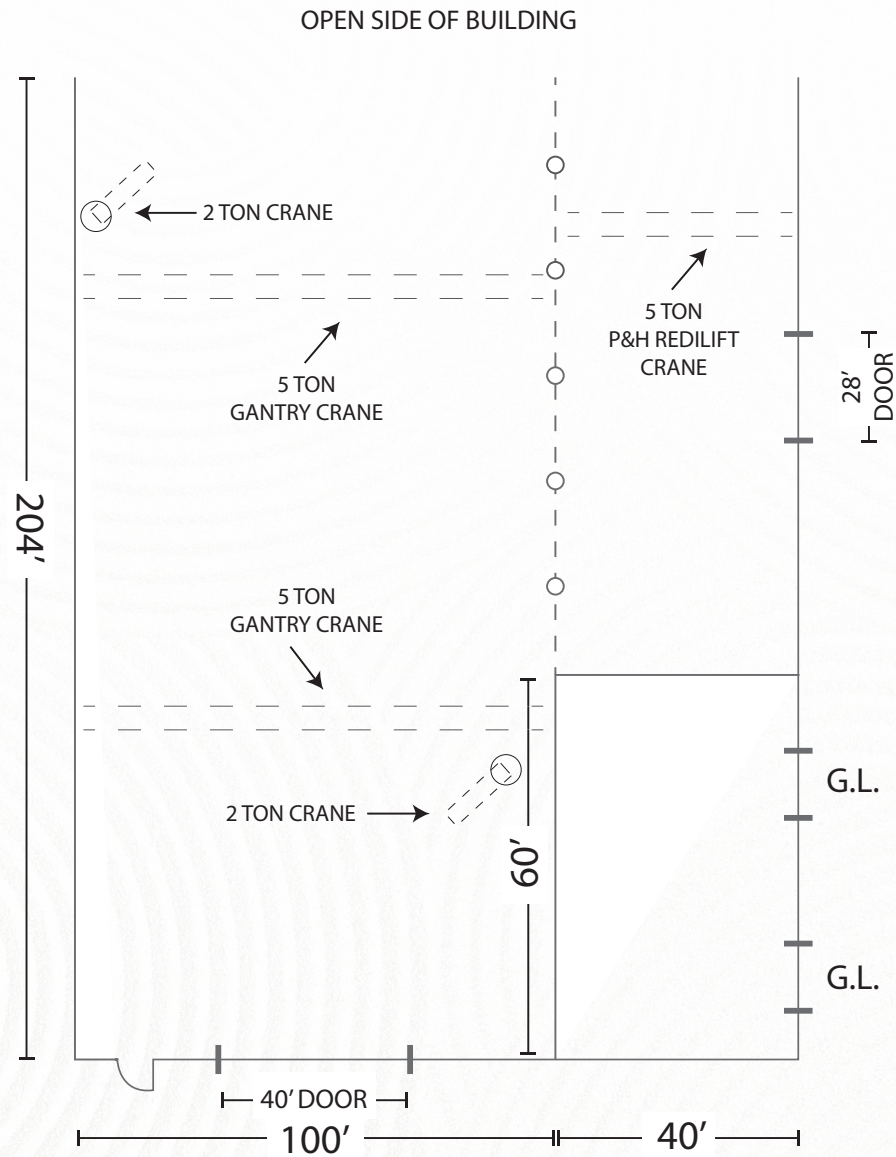


# Corporate Neighbors





# Floor Plan - Main Building





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