

FOR SALE

INDUSTRIAL

570 Armstrong Way, Oakdale, CA 95361

Flexible Industrial Asset With Below-Market Rents & Major Yard Utility



EXCLUSIVELY LISTED BY

NANorthgate

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HIGHLIGHTS

This flexible industrial property features a large, usable yard with multiple metal buildings suited for industrial, contractor, or service-oriented tenants. A small retail/office building fronts Armstrong Way, offering street presence and customer access.

The rear of the site includes a spacious, fenced industrial yard ideal for outdoor storage, equipment staging, fleet parking, or light industrial use. Multiple on-site structures allow for adaptable tenant configurations or covered storage needs.

With its functional layout and mix of building types, 570 Armstrong Way offers practical industrial space with both street visibility and secure yard capabilities.

- Excellent owner-user opportunity
- Short term leases giving flexibility to new owner
- Value add with below market rents
- Large yard area ±6.17 acres

PROPERTY OVERVIEW

ADDRESS	570 Armstrong Way, Oakdale, CA 95361	
PROPERTY TYPE	Industrial	
SALE PRICE	Contact Broker	
BUILDING SIZE	23,082 sq ft	
PARCEL SIZE	6.17 acres	
ZONING	Limited Industrial (L-M)	
APN	064-039-055	
TRAFFIC	Armstrong Way	± 1,473 ADT

SITE PLAN



Fenced
Electronic Access
Gates

Building 5
3,600 sq ft
(3) Drive-In Doors
12' x 10' Roll Ups

Building 6
1,040 sq ft
(1) Drive-In Sliding Door

Building 7
728 sq ft
(1) Drive-In Sliding Door

Building 1
9,600 sq ft
(20) Drive-In Doors
12' x 14' Roll Ups

Yard Area
38,653 sq ft
Dev. Opportunity

Building 8
2,400 sq ft
Retail Store Front

Building 4
3,600 sq ft
(3) Drive-In Doors
12' x 10' Roll Ups

Building 3
1,800 sq ft
(2) Drive-In Doors
12' x 14' Roll Ups

Building 2
2,180 sq ft
(2) Drive-In Doors
12' x 14' Roll Ups

Building 9
1,040 sq ft
Office Space

Armstrong Way: ± 1,473 ADT

MARKET OVERVIEW



Wakefield Dr

SITE

Armstrong Way: ± 1,473 ADT

MARKET OVERVIEW

Armstrong Way: ± 1,473 ADT

SITE



LOCATION MAP

Sacramento
75 Miles

Stockton
30 Miles

San Francisco
100 Miles

Modesto
14 Miles



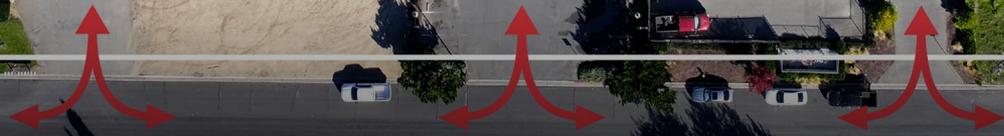
SITE

LOCATION MAP



SITE

AERIAL VIEW



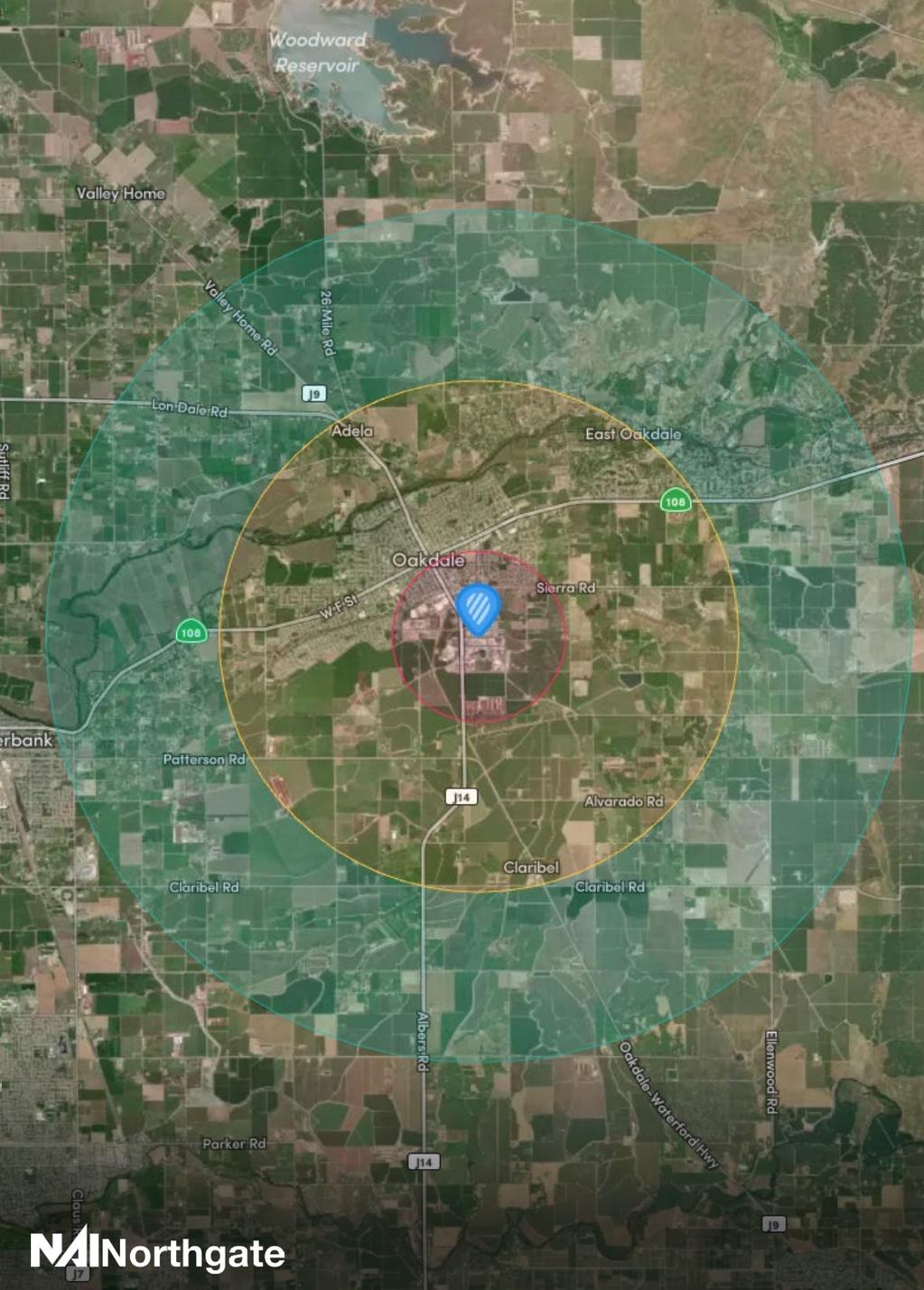
Armstrong Way: ± 1,473 ADT

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RENT ROLL

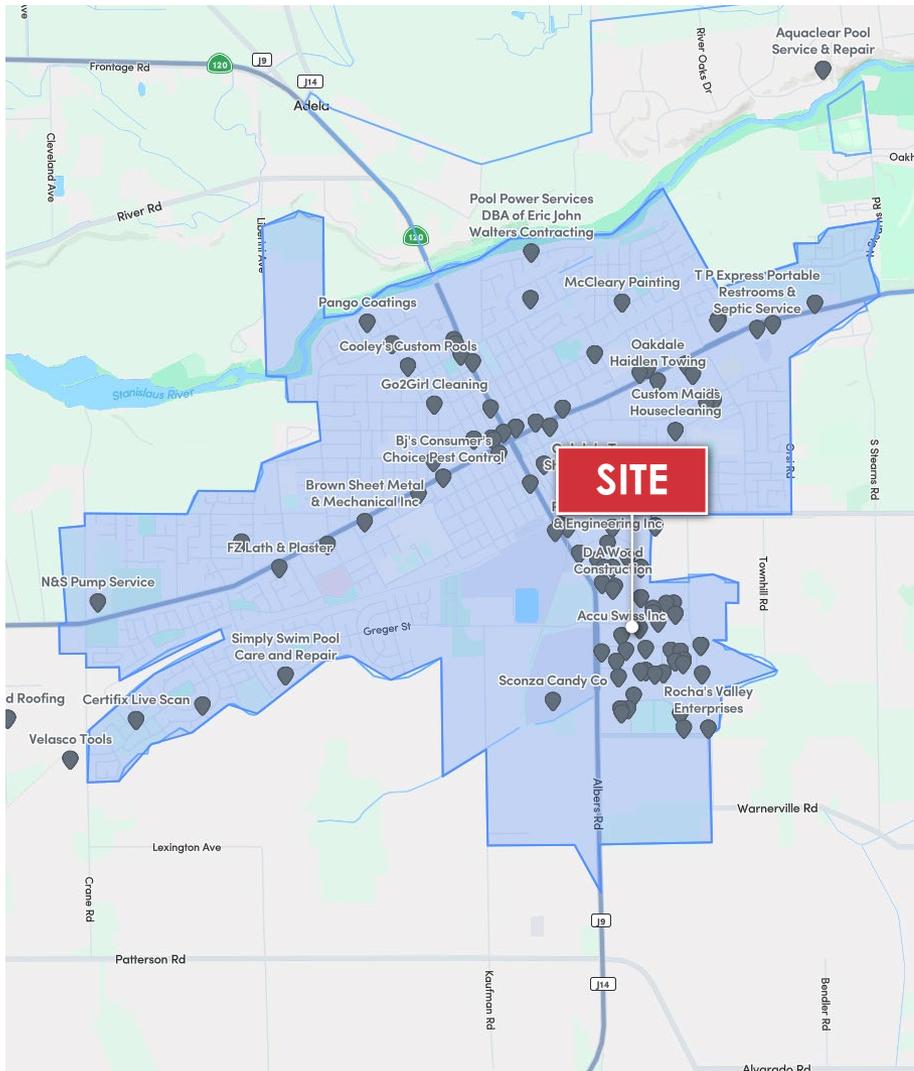
RENT ROLL

Suite	Tenant	Ste Size (sq ft)	Total Bldg Sq Ft	% of Total						Lease Type	Start Date	Expiration date
				Monthly Base Rate	Mon Rent (PSF)	Ann Rent (PSF)	Bldg Income	Mon Mkt Rent (PSF)	Annual Mkt Rent			
1B		3,360	16.2%	\$1,680	\$0.50	\$6.00	13.3%	\$1.00	\$12.00	Gross	Nov-17	MTM
1C		1,440	6.9%	\$700	\$0.49	\$5.83	5.6%	\$1.00	\$12.00	Gross	Sep-98	MTM
2		2,180	10.5%	\$1,090	\$0.50	\$6.00	8.7%	\$1.00	\$12.00	Gross	Sep-24	MTM
3		1,800	8.7%	\$800	\$0.44	\$5.33	6.4%	\$1.00	\$12.00	Gross	Jan-05	MTM
4		1,200	5.8%	\$600	\$0.50	\$6.00	4.8%	\$1.00	\$12.00	Gross	Jan-16	MTM
5		1,200	5.8%	\$650	\$0.54	\$6.50	5.2%	\$1.00	\$12.00	Gross	Mar-25	Feb-26
6		1,200	5.8%	\$650	\$0.54	\$6.50	5.2%	\$1.00	\$12.00	Gross	Nov-18	MTM
7		1,200	5.8%	\$577	\$0.48	\$5.77	4.6%	\$1.00	\$12.00	Gross	Dec-23	MTM
8		1,200	5.8%	\$650	\$0.54	\$6.50	5.2%	\$1.00	\$12.00	Gross	Nov-24	MTM
9		1,200	5.8%	\$700	\$0.58	\$7.00	5.6%	\$1.00	\$12.00	Gross	Nov-24	MTM
10		728	3.5%	\$250	\$0.34	\$4.12	2.0%	\$1.00	\$12.00	Gross	Apr-03	MTM
11		1,040	5.0%	\$350	\$0.34	\$4.04	2.8%	\$1.00	\$12.00	Gross	Mar-02	MTM
550		1,040	5.0%	\$1,400	\$1.35	\$16.15	11.1%	\$1.00	\$12.00	Gross	Oct-20	MTM
570		2,000	9.6%	\$2,500	\$1.25	\$15.00	19.8%	\$1.00	\$12.00	Gross	Jun-22	May-27
Total		20,788	100.0%	\$12,597	\$0.60	\$7.20	100.00%	\$1.00	\$12.00			
Leased		20,788	100.0%					\$20,788	\$249,456			
Available		0	0.0%									



DEMOGRAPHICS - 2025

	1 MILE	3 MILES	5 MILES
Population	4,557	27,231	33,769
Projected Population (5 Yr)	4,728	27,957	34,683
Average Age	37	40	40
Households	1,581	9,697	11,903
White Population	2,440	16,854	20,294
Black Population	74	276	364
Am Indian Population	100	384	486
Asian Population	121	763	936
Other Population	1,822	8,954	11,689
Hispanic Population	47.11%	37.34%	39.39%
Average HH Income	\$105.3k	\$125.0k	\$127.0k
High School Graduates	2,395	15,403	19,041
College Graduates	833	6,018	7,482
Total Employees	2,039	12,258	15,110



Small-Town Character

Located in the northern San Joaquin Valley, Oakdale offers a welcoming small-town atmosphere with strong community ties, making it an appealing environment for families, local businesses, and long-standing employers.

Steady Economic Base

Oakdale's economy is supported by agriculture, food processing, manufacturing, and small enterprises, contributing to steady employment and consistent opportunities for local investment.

Community-Focused Education

The city is served by the Oakdale Joint Unified School District, providing access to quality K-12 education, with additional workforce training and higher-education options available throughout the region.

Rural Charm & Open Space

Surrounded by farmland, rivers, and open landscapes, Oakdale offers access to parks, recreation areas, and outdoor amenities that support an active lifestyle and highlight the region's natural setting.

Easy Regional Access

Positioned along Highway 108/120, Oakdale provides convenient connectivity to Modesto, the Central Valley, and gateway routes leading toward the Sierra Nevada and regional travel corridors.

Local Culture & Events

Known for its Western heritage, rodeo culture, and community festivals, Oakdale embraces its agricultural roots and well-established local traditions that contribute to its unique identity.

NAI Northgate

Investment Sales | Leasing | Asset Management | Property Management



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