

For Lease

628 & 642 Hi Tech Parkway | Oakdale | CA | 95361



The information contained herein is deemed reliable, but is not guaranteed. For commercial real estate opportunities and inquiries, please contact:

**HIGH
PRICE &
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ASSOCIATES

PMZ COMMERCIAL
SINCE 1967 REAL ESTATE

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Property Summary

Address: 628 & 642 Hi Tech Parkway • Oakdale
Lease Rate: \$0.85 PSF
628 Available Size: ± 3,100 SF
642 Available Size: ± 2,900 SF
628 Lot Size: ± 21,780 SF | 0.50 AC
642 Lot Size: ± 21,780 SF | 0.50 AC
628 Parking: 16 Spaces | 5.61 Ratio
64 Parking: 16 Spaces | 5.61 Ratio

County: Stanislaus County
Property Type: Industrial Warehouse
Year Built: 2004
628 Parcel Number: 064-039-016
628 Parcel Number: 064-039-017
Procuring Broker Fee: 2.5%

Property Description:

628 Hi Tech Parkway and 642 Hi Tech Parkway, these well-positioned commercial properties offer an excellent opportunity for businesses seeking functionality, visibility, and convenience within Oakdale's established industrial/commercial corridor. Situated in a professional park setting with easy access to major thoroughfares, the properties are well suited for a variety of uses including office, light industrial, R&D, or service-oriented operations (subject to zoning). The surrounding area features a strong mix of local and regional businesses, providing a professional environment and convenient access for employees and clients alike. Together or individually, 628 and 642 Hi Tech Parkway present a flexible and attractive option for tenants looking to establish or expand their presence in the Oakdale market.



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Location Map



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Aerial View



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Parcel Map

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

004 006 064 - 039

THIS MAP FOR
ASSESSMENT PURPOSES ONLY



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