

FOR SALE

536 Hi Tech Parkway | Oakdale | CA | 95361



This marketing brochure is prepared for informational purposes only. All information is believed reliable but not guaranteed. Prospective buyers should conduct their own due diligence.

**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: 536 Hi Tech Parkway Oakdale, CA
Sales Price: \$995,000.00
Building Size(s): ± 7,800 SF
Lot Size(s): ± 21,780 SF / ± 0.50 AC

Year Built: 1987
Parcel Number: 064-039-007
Zoning: Light Industrial
Procuring Broker Fee: 2.5%

Overview:

536 Hi Tech Parkway presents a rare opportunity to lease a versatile industrial facility within Oakdale's highly sought-after Hi Tech Industrial Park. Situated in one of the region's premier business and manufacturing corridors, the property offers approximately 7,800 square feet of industrial space on a 0.50-acre parcel, providing an ideal setting for warehousing, manufacturing, distribution, contractor operations, or other industrial users. The facility benefits from excellent access to Highway 108 and Yosemite Avenue, allowing for convenient connectivity throughout Stanislaus County and the greater Central Valley. Surrounded by established industrial and commercial businesses, 536 Hi Tech Parkway offers a professional business environment, functional workspace, and a strategic location for companies seeking to expand or establish operations in Oakdale's thriving industrial market.

Key Highlights:

- ± 2100 SF Office Area
- Four (4) Rooms/Offices
- Class 1000 Clean Room
- Airlines Throughout
- ±12 Ft Clear Height
- Mechanical Room with ±16-18 Ft Clear Height



This marketing brochure is prepared for informational purposes only. All information is believed reliable but not guaranteed. Prospective buyers should conduct their own due diligence.

**HIGH
PRICE &
LEFFLER**
ASSOCIATES

PMZ COMMERCIAL
SINCE 1957 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

Location Map



This marketing brochure is prepared for informational purposes only. All information is believed reliable but not guaranteed. Prospective buyers should conduct their own due diligence.

**HIGH
PRICE &
LEFFLER**
ASSOCIATES

PMZ COMMERCIAL
SINCE 1957 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

Photo Gallery



This marketing brochure is prepared for informational purposes only. All information is believed reliable but not guaranteed. Prospective buyers should conduct their own due diligence.

**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

Photo Gallery



This marketing brochure is prepared for informational purposes only. All information is believed reliable but not guaranteed. Prospective buyers should conduct their own due diligence.

**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

Photo Gallery



This marketing brochure is prepared for informational purposes only. All information is believed reliable but not guaranteed. Prospective buyers should conduct their own due diligence.

**HIGH
PRICE &
LEFFLER**
ASSOCIATES

PMZ COMMERCIAL
SINCE 1957 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

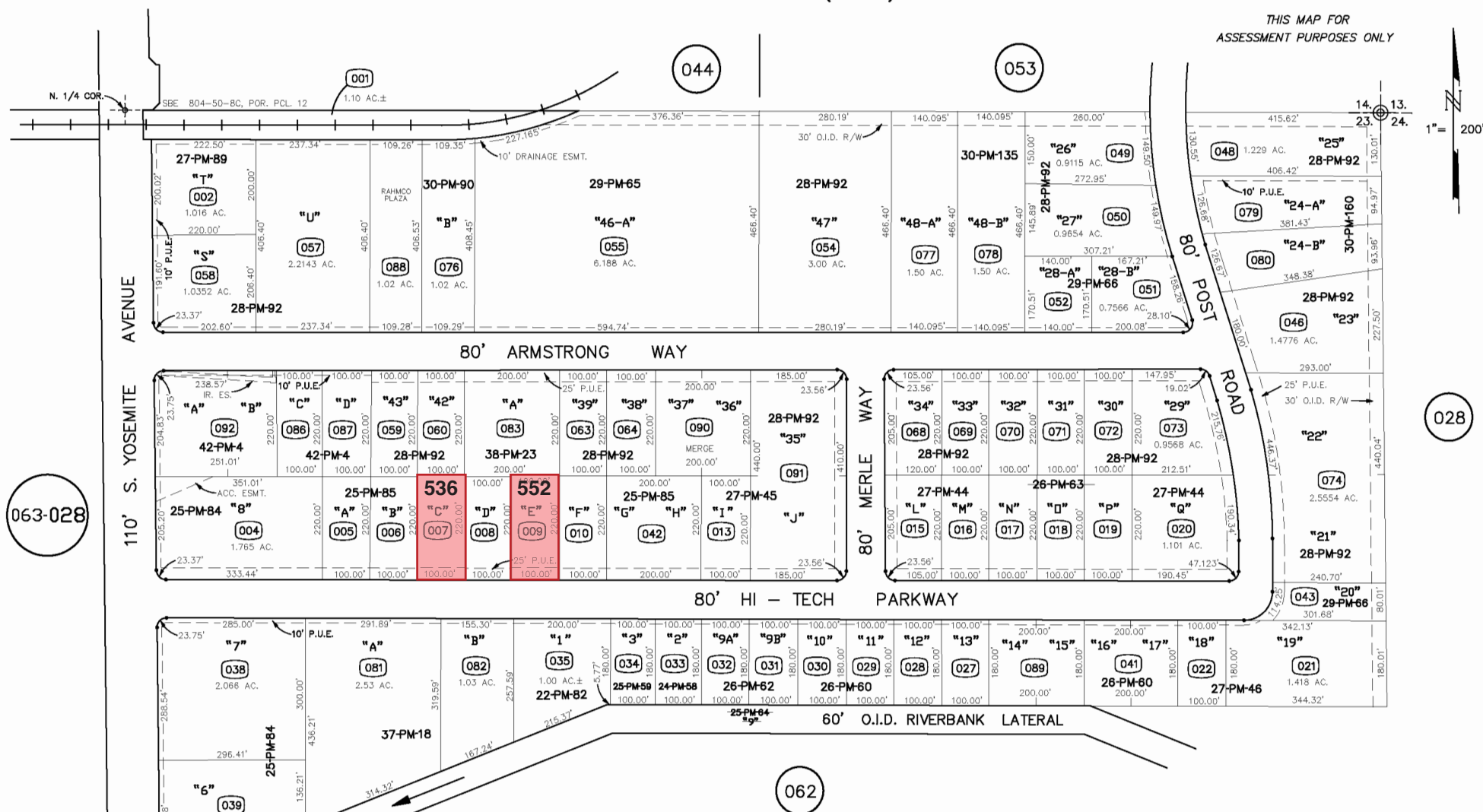
Desiree Holland
Administrative & Marketing Assistant
(209) 672-6792
pmzdes@gmail.com

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



This marketing brochure is prepared for informational purposes only. All information is believed reliable but not guaranteed. Prospective buyers should conduct their own due diligence.

**HIGH
PRICE &
LEFFLER**
ASSOCIATES

PMZ COMMERCIAL
SINCE 1957 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