

# WAREHOUSE, LAND & STORAGE OPPORTUNITY

# FOR LEASE

5612 CA-108 | Riverbank, CA 95367



**PMZ** COMMERCIAL  
SINCE 1957 REAL ESTATE

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### INFORMATION

- Available: ± 3,500 SF Warehouse & 2 Acres
- APN: 062-006-020
- Lease Rate: Varies
- Project Total: ± 3,500 SF
- Lot Size: 2.41 Acres
- Type: Warehouse With Secured Yard

### DESCRIPTION

High-visibility frontage along Highway 108 provides strong daily traffic exposure. The space offers a flexible layout suitable for retail, office, or service-oriented users. On-site parking and convenient ingress and egress support customer accessibility. Prominent building signage enhances brand presence along this primary Oakdale corridor. Ideal for contractor storage yard, welder/manufacturer operations, agricultural storage products, truck and trailer parking.

### HIGHLIGHTS

- Highway Visibility
- Heavy Traffic Area
- Massive Yard Space, Secured
- Ample Power



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The property is equipped with a warehouse, covered pad for storage, and ample yard space for truck and trailer parking, AG equipment, and any other storage need.



## Warehouse Features:

- 3 GL Roll Door
- Ample Power
- Off-street Parking
- Interior Storage
- 12' x 12' roll-up door
- 18' Clearance

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## ABOUT PMZ COMMERCIAL REAL ESTATE: From Humble Beginnings to Industry Leader

PMZ Real Estate was founded by Paul M. Zagaris, who started his real estate practice in 1947. Our organization is family-owned and managed.

We are an independent real estate firm with over 550 professional sales associates. We are ranked in the top 50 mega-brokers in the country. With sales over 1.2 billion dollar annually, PMZ Real Estate is the most successful real estate organization in the East Bay and Central Valley regions.



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## ABOUT NICK: From Military Service to Real Estate Investment Strategy

A dedicated commercial real estate professional specializing in investment, leasing, and sales throughout the Central Valley. A U.S. Army Infantry Veteran and former Platoon Sergeant, he brings a disciplined, mission-driven approach to every client relationship.

With a decade of experience, Nick combines strong underwriting and financial analysis skills with an investor's perspective to help clients identify opportunities, maximize value, and achieve lasting growth. His background in lending, acquisitions, and 1031 exchanges provides a deep understanding of complex transactions and financing structures.

Nick holds a B.A. in Entrepreneurship with a minor in Business Analytics from American Military University. He approaches real estate with strategy, transparency, and collaboration—focused on advising clients toward smart, sustainable decisions.

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