

WELL-LOCATED INDUSTRIAL PROPERTY WITH EXCELLENT ACCESSIBILITY

538 S. 5th Avenue, Oakdale, California, a well-located commercial property offering excellent accessibility in one of Oakdale's established business corridors. The property provides convenient access to Highway 108/120 and is just minutes from the downtown business district, making it an ideal location for a variety of office, service, retail, contractor, or light industrial users (subject to zoning). Surrounded by established businesses and residential neighborhoods, this location offers strong local visibility, convenient customer access, and excellent connectivity throughout Oakdale and the greater Central Valley. Whether you're expanding, relocating, or investing, 538 S. 5th Avenue presents a versatile opportunity in a growing community known for its business-friendly environment and strategic Central Valley location.



PROPERTY HIGHLIGHTS:

- **± 5,000 SF**
- **11' – 13' CEILING CLEAR HEIGHT**
- **10' ROLL-UP DOOR**
- **200 AMP ELECTRICAL PANEL**
- **TWO (2), FIVE (5) TON AC UNITS**
- **OPEN FLOOR PLAN**
- **ONE (1) RESTROOM**
- **NO OFFICE**

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