

FOR SALE

# 579 Armstrong Way

Oakdale, California 95361



ASKING PRICE

**\$4,080,000**

CAP RATE

**7.00%**

BUILDING SIZE

**±40,000 SF**

LEASE TYPE

**NNN**

OVERVIEW

# Property Overview

CoSol Commercial Real Estate and Link Commercial Property Group are pleased to present the exclusive sale of 579 Armstrong Way, Oakdale, California — a ±40,000 square foot single-tenant industrial property on 2.01 acres within the established Hi-Tech Business Park.

The property is fully occupied by Formulation Technology, LLC (FTI) under a five-year NNN lease that commenced December 5, 2025. The tenant is responsible for real estate taxes, property insurance, and utilities — delivering a predictable, low-management income stream.

The lease includes five (5) one-year renewal options with 2% annual rent increases. The tenant holds a Right of First Refusal to purchase the property. In December 2025, FTI was acquired by AAVIN Equity Advisors, adding institutional ownership depth to the tenancy.

ADDRESS

579 Armstrong Way, Oakdale, CA 95361

ASKING PRICE

\$4,080,000

PRICE PER SF

\$102.00 / SF

CAP RATE

7.00%

BUILDING SIZE

±40,000 Square Feet

PARCEL SIZE

2.01 Acres

APN

064-039-063 | 064-039-064 | 064-039-090

PROPERTY TYPE

Single-Tenant Industrial Investment

ZONING

M-1, Stanislaus County

YEAR BUILT

1982 / 1995 / 2000

CONSTRUCTION

Metal / Stucco

LEASE TYPE

Triple Net (NNN)

TENANT

Formulation Technology, LLC (FTI)

LEASE EXPIRATION

November 30, 2030

OPTIONS

Five (5) One-Year Options at 2% Increases

CLEAR HEIGHT

Varies — Contact Broker

# Investment Highlights

01

## Stabilized NNN Income

Fully occupied with an in-place NNN lease. Tenant pays real estate taxes, insurance, and utilities — minimal landlord expense exposure.

02

## Institutional Tenant Ownership

Acquired by AAVIN Equity Advisors in December 2025 — PE-backed ownership adds financial strength and long-term operational commitment.

03

## Built-In Rent Growth

Five (5) one-year renewal options with 2% annual escalations provide contractual income growth throughout the hold period.

04

## Functional Industrial Campus

±40,000 SF on 2.01 acres with office, manufacturing, and warehouse use. Multiple roll-up doors, secured yard, and dedicated shipping & receiving.

05

## Competitive Pricing

Offered at \$102/SF — at a 7.00% cap rate, competitively positioned against recent Stanislaus County and Oakdale industrial comparable sales.

06

## Three-Parcel Asset

Three separate APNs provide potential flexibility for individual parcel financing or future disposition strategies.



AERIAL PHOTOGRAPHY | 579 ARMSTRONG WAY, OAKDALE



AERIAL PHOTOGRAPHY | 579 ARMSTRONG WAY, OAKDALE



579 ARMSTRONG WAY, OAKDALE



# Financial Summary

ASKING PRICE

**\$4,080,000**

Cap Rate **7.00%**

Price Per SF **\$102.00**

NOI (Implied) **\$286,060**

Building Size **±40,000 SF**



LEASE

# Lease Summary

TENANT

**Formulation Technology, LLC (FTI)**

LEASE TYPE

Triple Net (NNN)

EXPIRATION

November 30, 2030

RENEWAL OPTIONS

Five (5) One-Year Options

BASE RENT

**\$300,000 / Year (\$25,000 / Month)**

INSURANCE

Reimbursable at Year-End

RIGHT OF FIRST REFUSAL

Tenant ROFR to Purchase — 20 Days of Notice Date (Estimate)

OWNERSHIP

AAVIN Equity Advisors (acquired Dec 2025)

COMMENCEMENT

December 5, 2025

TERM

5 Years

RENT ESCALATIONS

2% Annually (Option Periods)

TAXES

Reimbursable at Year-End

UTILITIES

Tenant Responsibility

# Tenant Information

## Formulation Technology, LLC (FTI)

formulationtech.com | Oakdale, CA 95361

Founded in 1982, Formulation Technology LLC is a full-service contract manufacturer specializing in dietary supplements — tablets, capsules, powders, and chewables. The company has grown from 6 employees and 5,000 SF to over 60 employees and 40,000 SF, with more than one-third of its workforce having tenures exceeding 10 years.

<b>Founded</b>	1982   Oakdale, California
<b>Employees</b>	60+
<b>Specialization</b>	Dietary Supplement Contract Manufacturing
<b>Certifications</b>	FDA GMP   Health Canada   UK MHRA
<b>Products</b>	Tablets, Capsules, Powders, Chewables
<b>Website</b>	formulationtech.com

ACQUISITION — DECEMBER 2025

## AAVIN Equity Advisors

AAVIN Capital III, LP

In December 2025, Formulation Technology, LLC was acquired by AAVIN Equity Advisors through its investment fund, AAVIN Capital III, LP. AAVIN is a U.S.-based private equity firm focused on investing in and growing lower middle-market companies, particularly in the industrial, manufacturing, and business services sectors.

The firm partners with management teams to drive operational improvements and long-term value creation, positioning Formulation Technology for continued growth under experienced institutional ownership.

### Investment Significance

Institutional PE ownership adds financial strength and operational credibility to the tenancy, supporting long-term lease performance and potential future ROFR exercise.

579 Armstrong Way, Oakdale

FOR MORE INFORMATION

EXCLUSIVELY OFFERED BY

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