



# Offering Memorandum



**900 Wakefield Dr**

**OAKDALE, CA 95361**

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# Property Information

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## PROPERTY SUMMARY

### 900 WAKEFIELD DR

OAKDALE, CA 95361

#### OFFERING SUMMARY

<b>SALE PRICE:</b>	\$7,250,000
<b>BUILDING SIZE:</b>	57,441 SF
<b>LOT SIZE:</b>	150,147 SF
<b>PRICE / SF:</b>	\$126.22

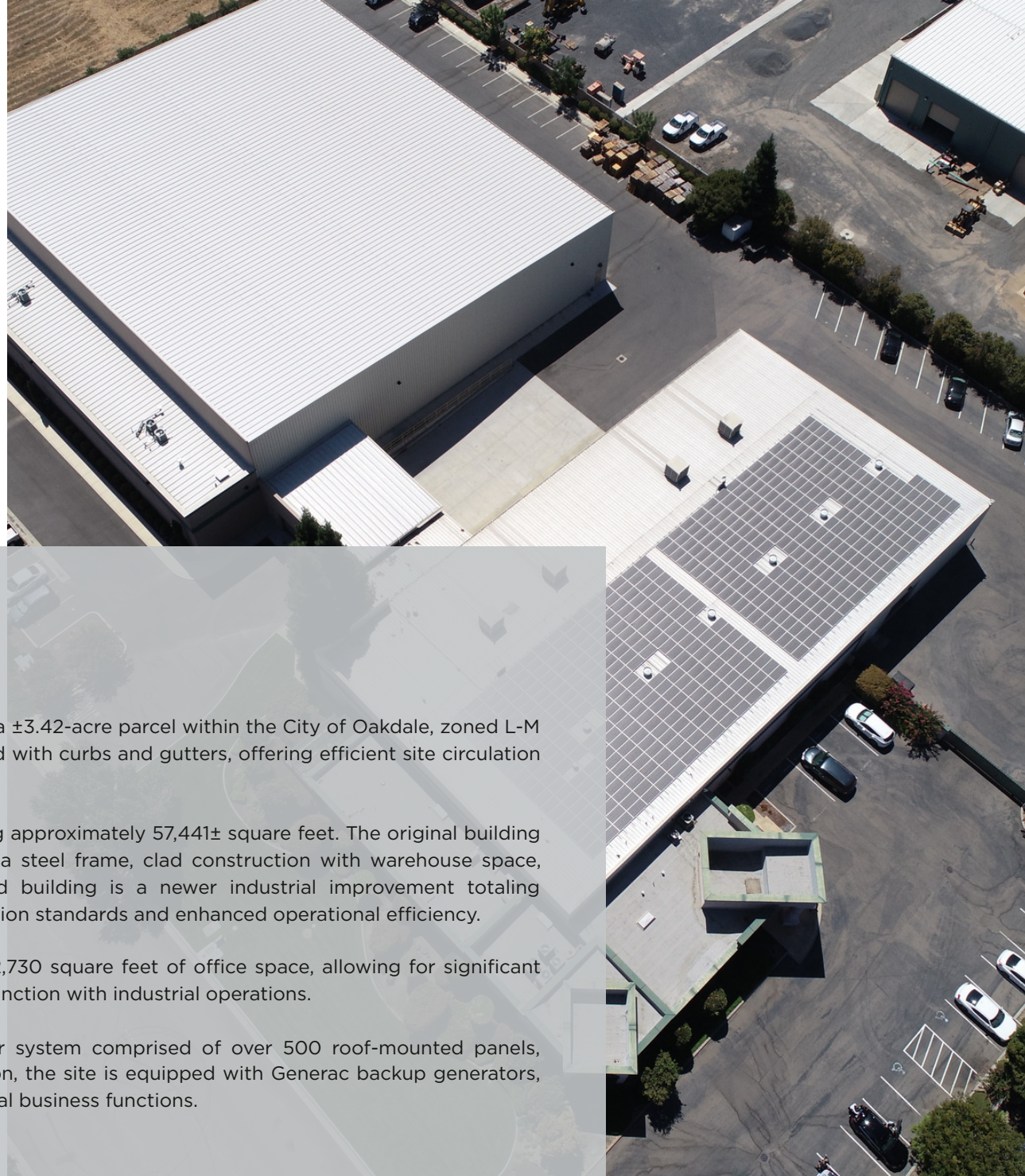
## PROPERTY SUMMARY

900 Wakefield Dr is a high-quality industrial asset located on a  $\pm 3.42$ -acre parcel within the City of Oakdale, zoned L-M (Limited Industrial). The site is rectangular, level, and improved with curbs and gutters, offering efficient site circulation and functional industrial utility.

The property is improved with two industrial buildings totaling approximately 57,441 $\pm$  square feet. The original building consists of approximately 24,797 $\pm$  square feet and features a steel frame, clad construction with warehouse space, quality office build-out, and on-site restrooms. The second building is a newer industrial improvement totaling approximately 32,644 $\pm$  square feet, offering modern construction standards and enhanced operational efficiency.

Across both buildings, the property provides a combined  $\pm 12,730$  square feet of office space, allowing for significant administrative, showroom, or professional support use in conjunction with industrial operations.

The property is further enhanced by an owned solar power system comprised of over 500 roof-mounted panels, delivering substantial long-term utility cost savings. In addition, the site is equipped with Generac backup generators, providing power continuity and operational reliability for critical business functions.



# PROPERTY HIGHLIGHTS

- ±3.42-acre parcel
- Zoned L-M (Limited Industrial)
- ±12,730 SF of combined office space
- Owned Solar System
- Second Solar System additionally on the second building phase
- Spot/station HVAC keeps warehouse temperature below 80° during summer
- 22' - 32' clear height
- Prime Industrial Location
- Large Lot with Versatile Use Potential



**GATED ENTRANCE**



**LARGE CONFERENCE ROOM**

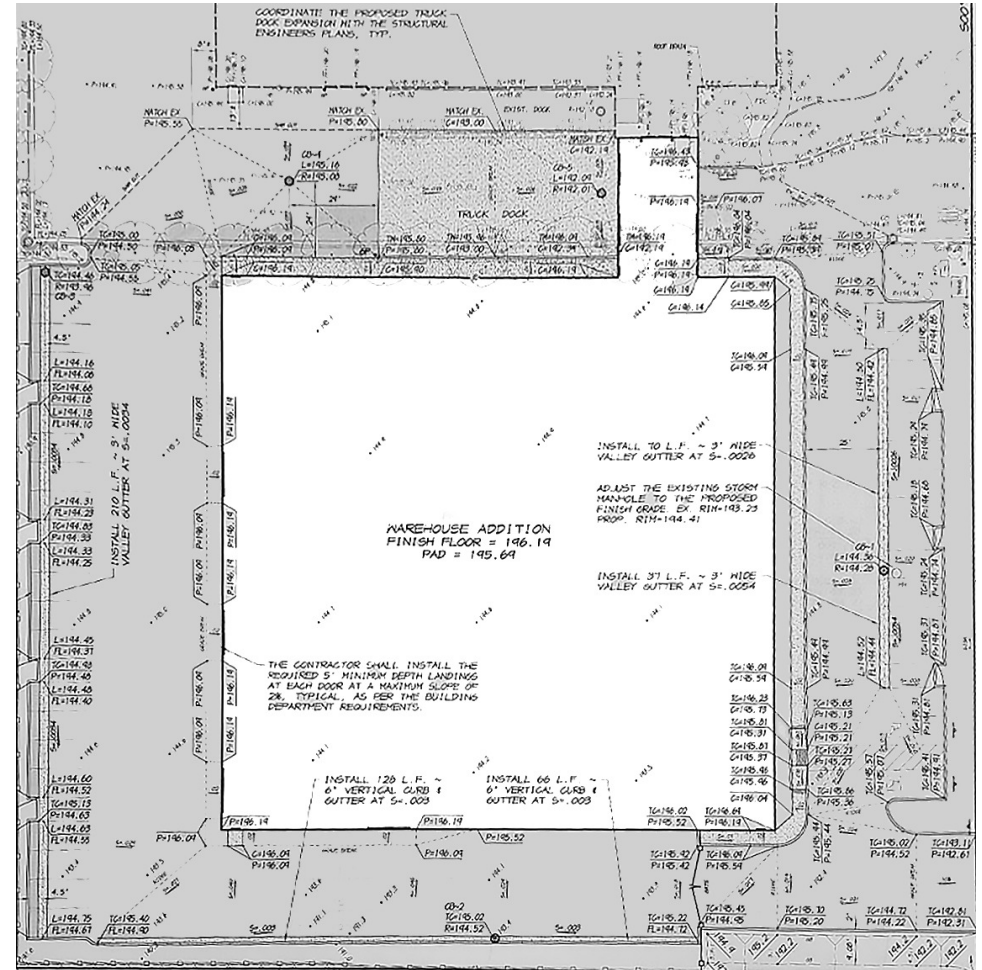
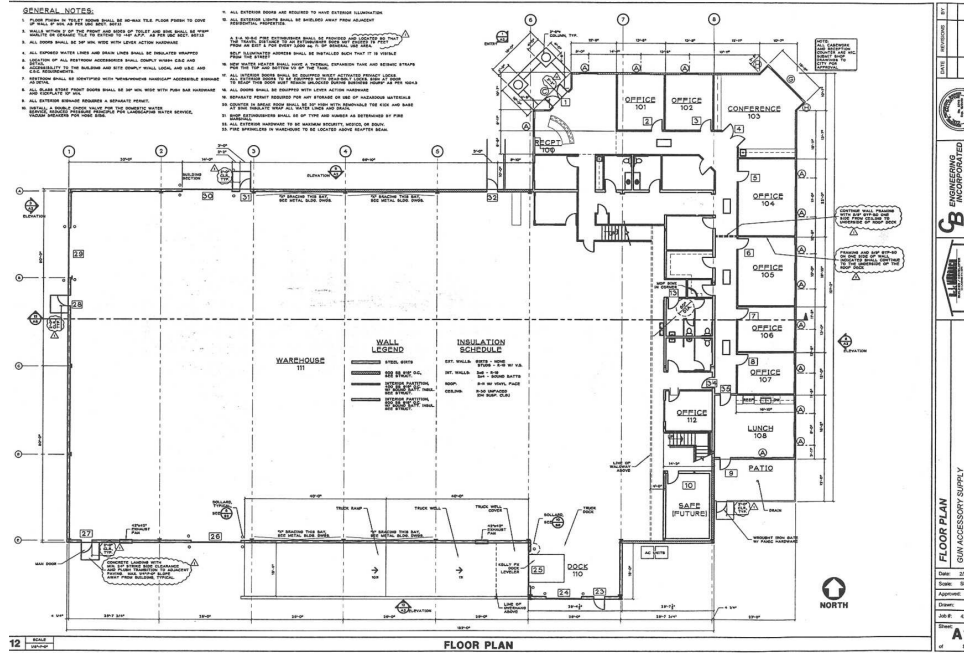


**THREE DOCKS**

# PROPERTY PHOTOS



# FLOOR PLANS





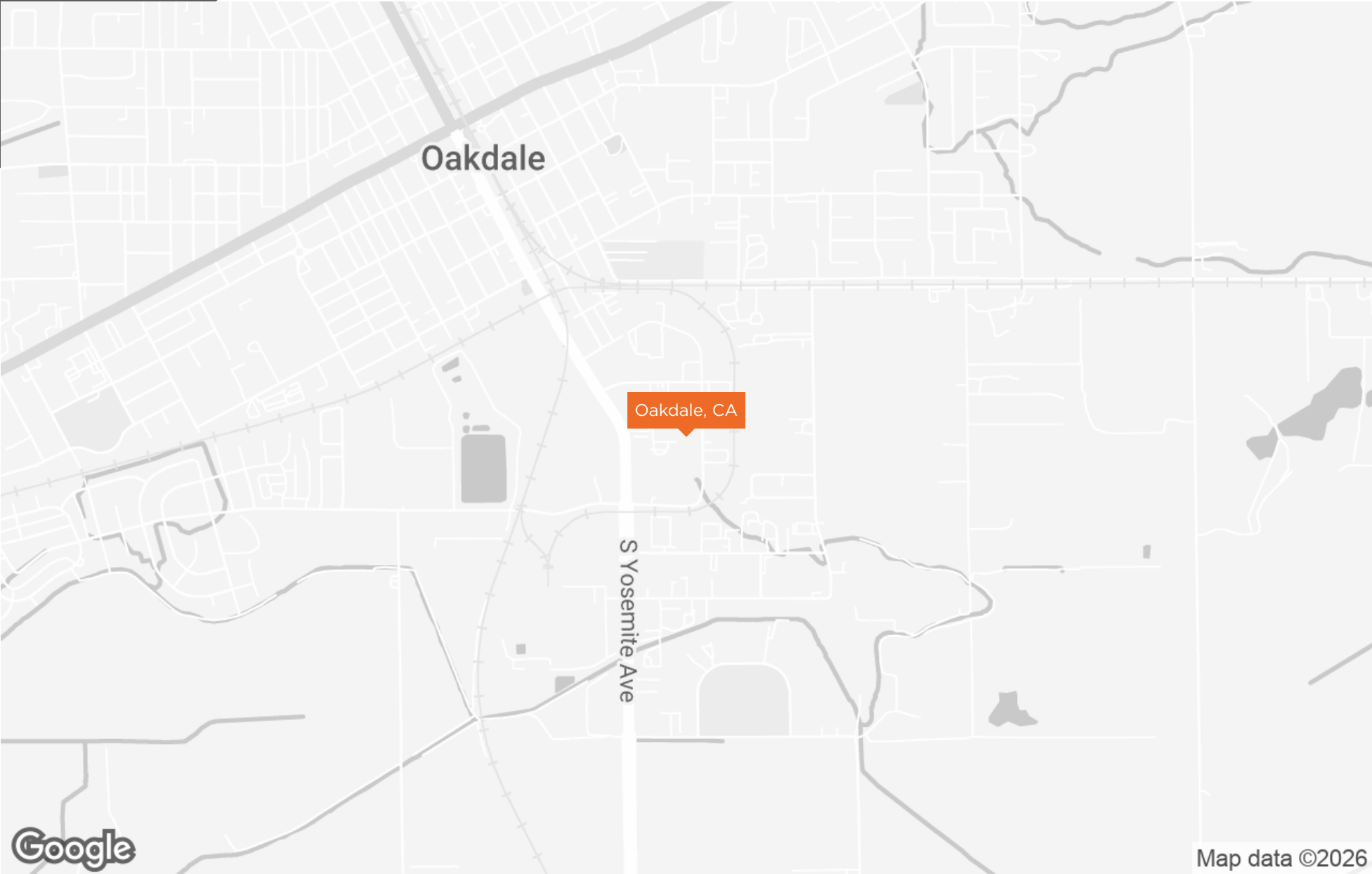
# Location Information

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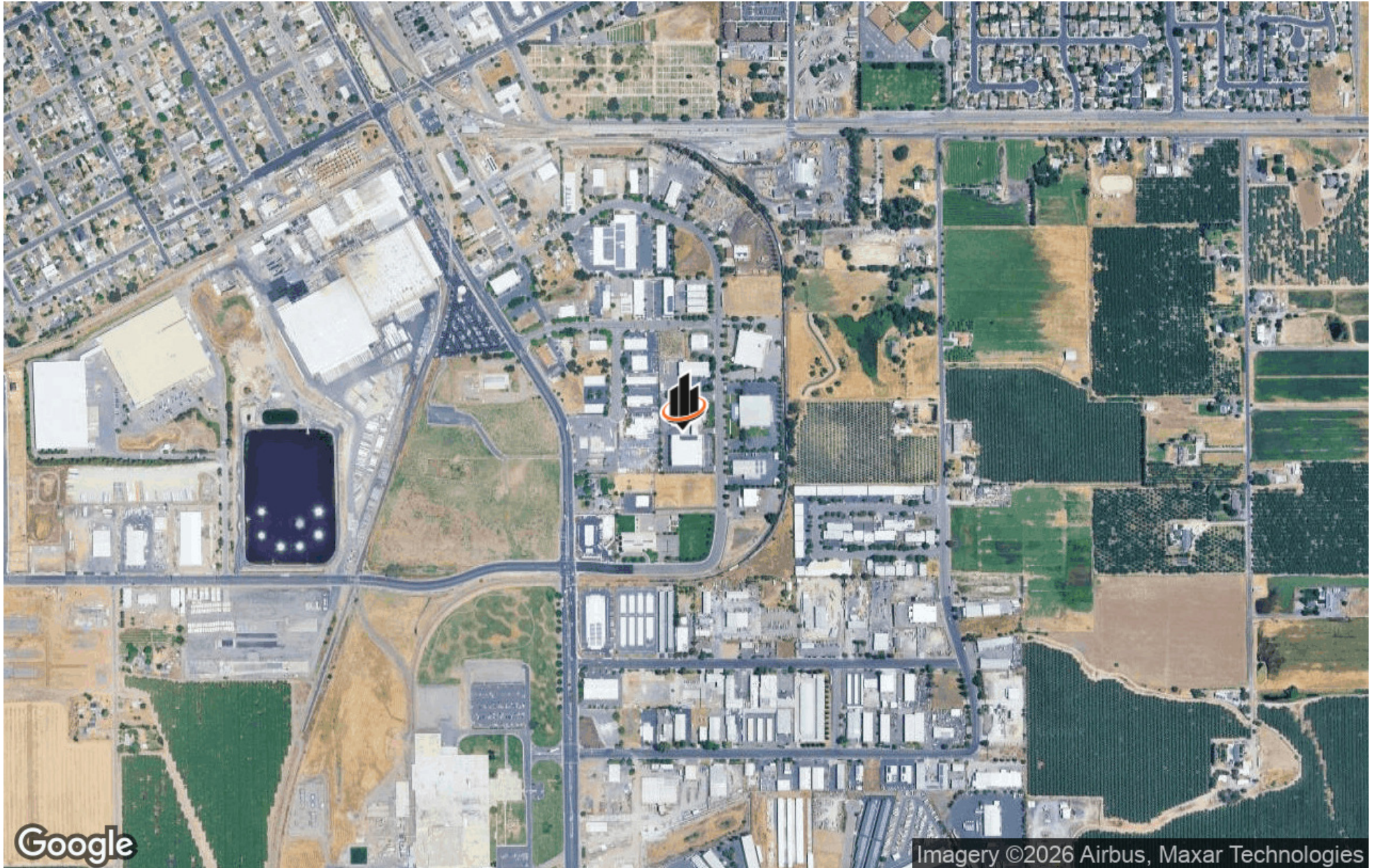
## LOCATION DESCRIPTION

Explore the potential of Oakdale, CA, an ideal location for Industrial/Manufacturing investments. Nestled in the heart of California's Central Valley, Oakdale offers access to major transportation routes and a thriving business community. The area boasts a legacy of agricultural and industrial innovation, making it an attractive destination for businesses seeking to grow and thrive. Nearby points of interest include the impressive Woodward Reservoir, renowned for its recreational offerings, and the Oakdale Cheese & Specialties factory, a popular local attraction. With its strategic location and close proximity to essential amenities, the area surrounding the property presents a compelling opportunity for Industrial/Manufacturing investors seeking a vibrant and business-friendly environment.

REGIONAL MAP



# AERIAL MAP



Google

Imagery ©2026 Airbus, Maxar Technologies



# Demographics

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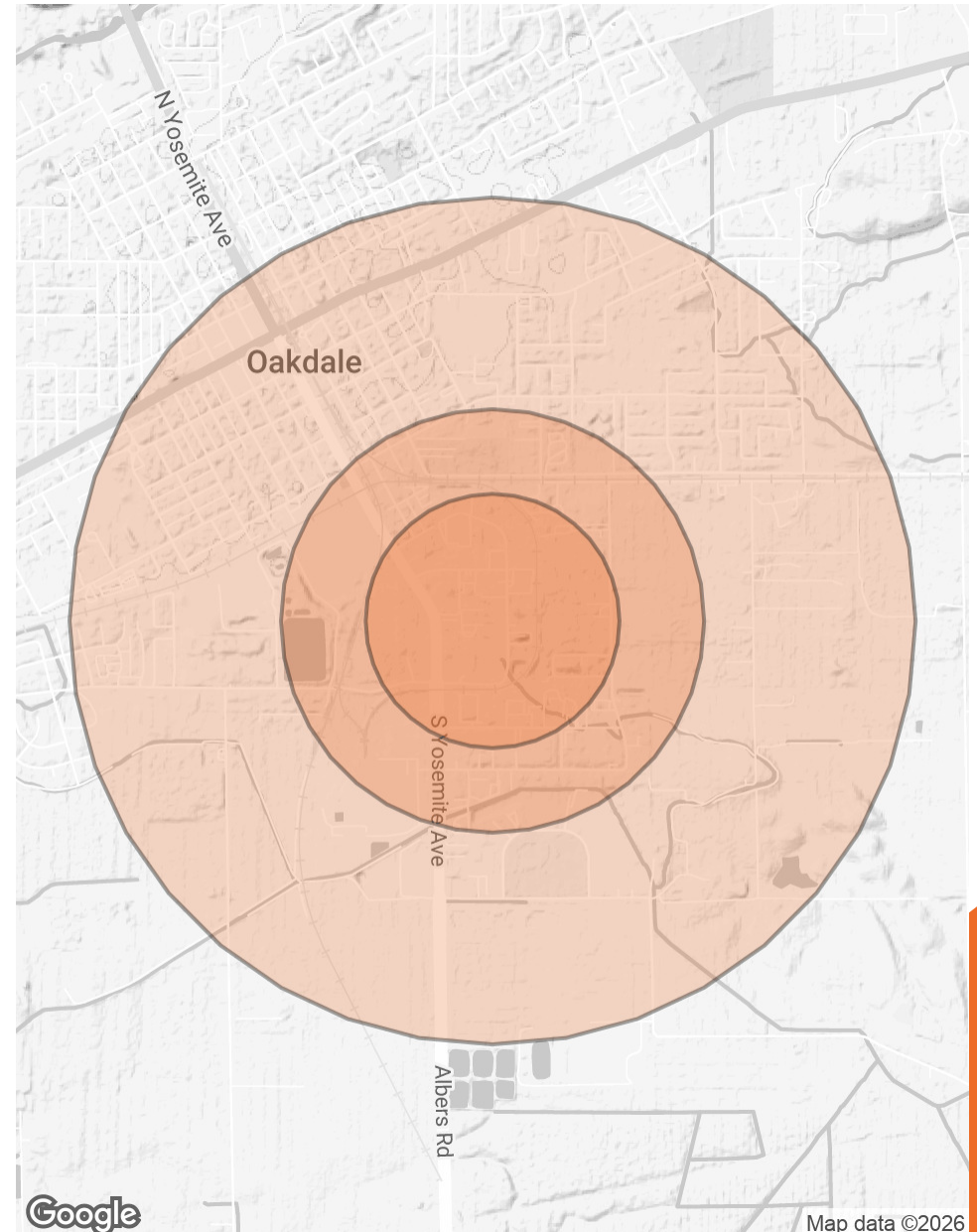
# DEMOGRAPHICS MAP & REPORT

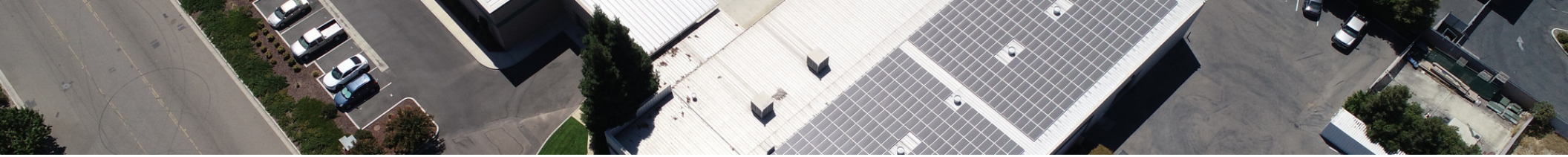
POPULATION	0.3 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	125	675	6,627
AVERAGE AGE	37	36	37
AVERAGE AGE (MALE)	36	35	36
AVERAGE AGE (FEMALE)	37	37	38

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	43	228	2,307
# OF PERSONS PER HH	2.9	3	2.9
AVERAGE HH INCOME	\$101,597	\$110,160	\$104,398
AVERAGE HOUSE VALUE	\$561,967	\$536,394	\$497,590

Demographics data derived from AlphaMap





## DISCLAIMER

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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.



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