

MULTI-STORY CLASS A OFFICE BUILDING

606 N. Halifax Avenue Clovis, California

AVAILABLE FOR LEASE

For information, please contact:

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NEW CONSTRUCTION

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FRESNO OFFICE: 7480 N. Palm Ave. #101, Fresno, CA 93711, t 559-432-6200 | **VISALIA OFFICE:** 3447 S. Demaree St., Visalia, CA 93277, t 559-732-7300

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LOCATION DESCRIPTION

The subject property is a multi-story, Class A, office building currently in the development stage. The Developer anticipates an estimated completion date of Q3/Q4 2025.

Located near Spruce and Halifax Avenues, just north of Herndon Avenue and Villa Avenue. This premier location has excellent access to the Herndon Avenue thoroughfare and Freeway 168 on/off ramps.

There are numerous ancillary services in the area including therapeutic services, hospitals, medical, dental, retail, banking, food services, and public transportation.

Lease Rate:

Contact Brokers for Details

Lease Type:

NNN

Building Class:

A

Parking Ratio:

4.1 Spaces per 1,000± SF of Office Space

Existing Build-Out:

Shell Space

606 N. HALIFAX AVENUE - CLOVIS, CA

Property Information

Building Size: 20,832± RSF

Lot Size: 1.51± Acres

Tenancy: Multiple

Zoning: CM (*Commercial & Light Manufacturing*)

Ceiling Height: 12'

Year Built: 2025

Number of Floors: 2

Estimated Completion: Q3/Q4 of 2025

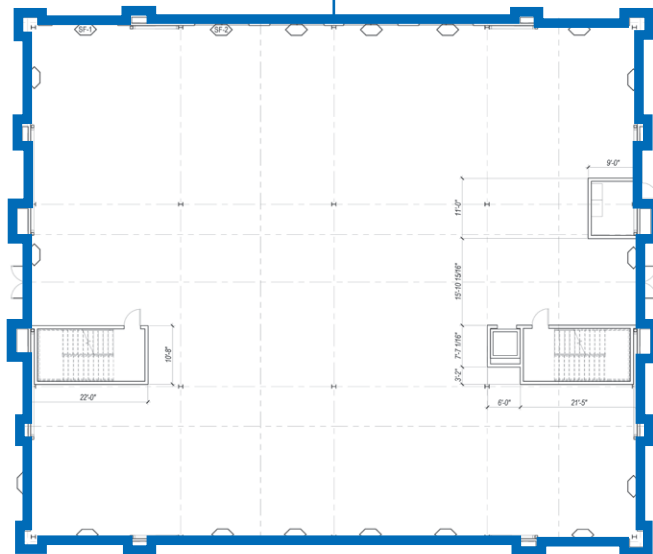


HIGHLIGHTS

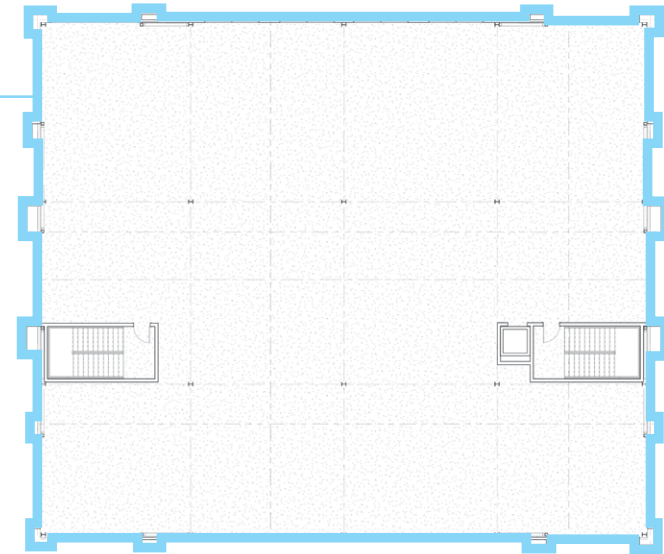
- Build to Suit Opportunities Available
- Tenant Improvement Allowance Available
- New Construction
- Ideally Located Between HWY 41 and HWY 168
- Electric Vehicle Charging Stations and Solar
- Demisable Down to 2,500± RSF

606 N. HALIFAX AVENUE - CLOVIS, CA

Floor Plans *(Not to Scale)*



10,640± RSF
FIRST LEVEL



10,192± RSF
SECOND LEVEL



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