

978 N. Temperance Ave. Clovis, California

Greyhawk Business Center NWC Temperance and Alluvial Avenues

Beau Plumlee

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DRE #01765874

For Sale

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Greyhawk Business Center Property Summary

Greyhawk Business Center is located on the northwest corner of Temperance and Alluvial in the Central Valley Research and Technology Park; the park is on 180 acres of land and will be a mixture of medical, professional, retail and light industrial uses. It is directly in the path of the Freeway 168 growth corridor. In the vicinity are major residential and retail developments, the Clovis Community Medical Center Campus as well as Freeway 168 which provides access to three other major freeway; 99, 41 and 180, allowing travel throughout the Central Valley and California.



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Size Approximately 10,628 SF

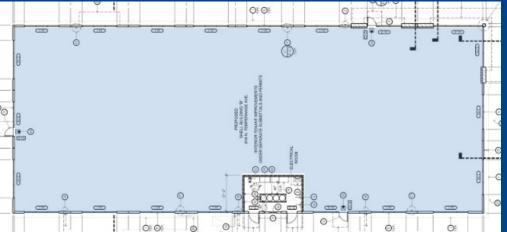
Zoning R-T (Research and Technology)

APN 564-090-83

Cold Dark Shell

Shell includes the following improvements:

- Concrete floor
- Exterior wall framing
- Exterior windows
- Standard storefront glass entry doors
- Exterior building finishes
- Roof framing, standard insulation to code
- Roof waterproofing and drainage system
- Phone lines pulled to the building
- Fire sprinkler system (No T.I. sprinkler drops)
- Exterior building lighting, wiring and fixtures
- Landscaping
- Parking lot and sidewalks



Purchase Price \$3,650,000 - Cold Dark Shell Building

Year Built



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