



Colliers

For Sale

978 N. Temperance Ave.
Clovis, California

Greyhawk Business Center
NWC Temperance and Alluvial Avenues

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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 freeways; 99, 41 and 180, allowing travel throughout the Central Valley and California.

978 N. Temperance Avenue Clovis, California

Size

Approximately 10,628 SF

Purchase Price

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

Zoning

R-T (Research and Technology)

Year Built

2021

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





Available For Sale
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±10,628 SF



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