



Accelerating success.



998 N. Temperance Avenue
Clovis, California

±49,379 SF Class "A" Building | For Sale or Lease

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988 N. Temperance Avenue, Clovis, California

Property Information

Address	998 N. Temperance Avenue, Clovis, California
Parcel	564-090-84
Building Area	Total: ±42,963 SF Retail: ±3,086 SF Office: ±6,329 SF Warehouse: ±33,548 SF
Mezzanine Area	Total: ±6,416 SF Mezzanine 1: ±5,370 SF Mezzanine 2: ±1,046 SF (finished)
Total Square Footage	±49,379 SF
Site Area	± 2.82 Acres
Construction	Concrete Tilt-Up; concrete walls were engineered to accommodate future window cut-outs for future office expansion
Year Built	2007
Current Zoning	Research & Technology Park (R-T), City of Clovis
Clear Height	20'
Power	2,000 amps
Natural Gas	3,000 CFH Max
Roll Up Doors	(4) 16' x 16' (automatic)
Fire Sprinklers	Fully sprinklered - office and warehouse space
Lease Rate	Office - \$2.05 PSF, NNN; Warehouse - \$1.10 PSF, NNN
Sale Price	Contact brokers
Availability	Building will be vacant within four (4) months of notice

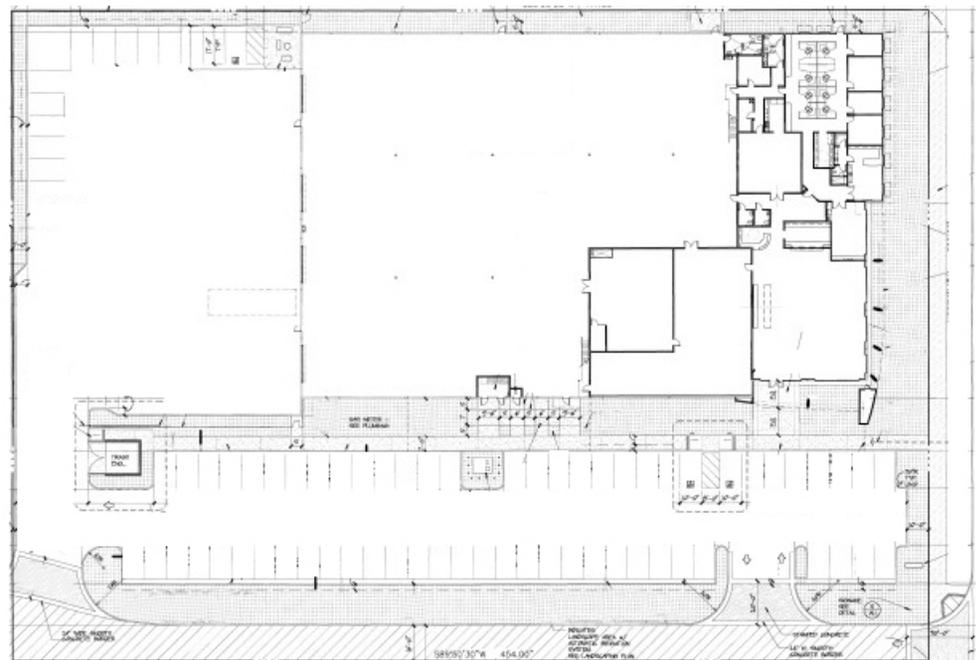
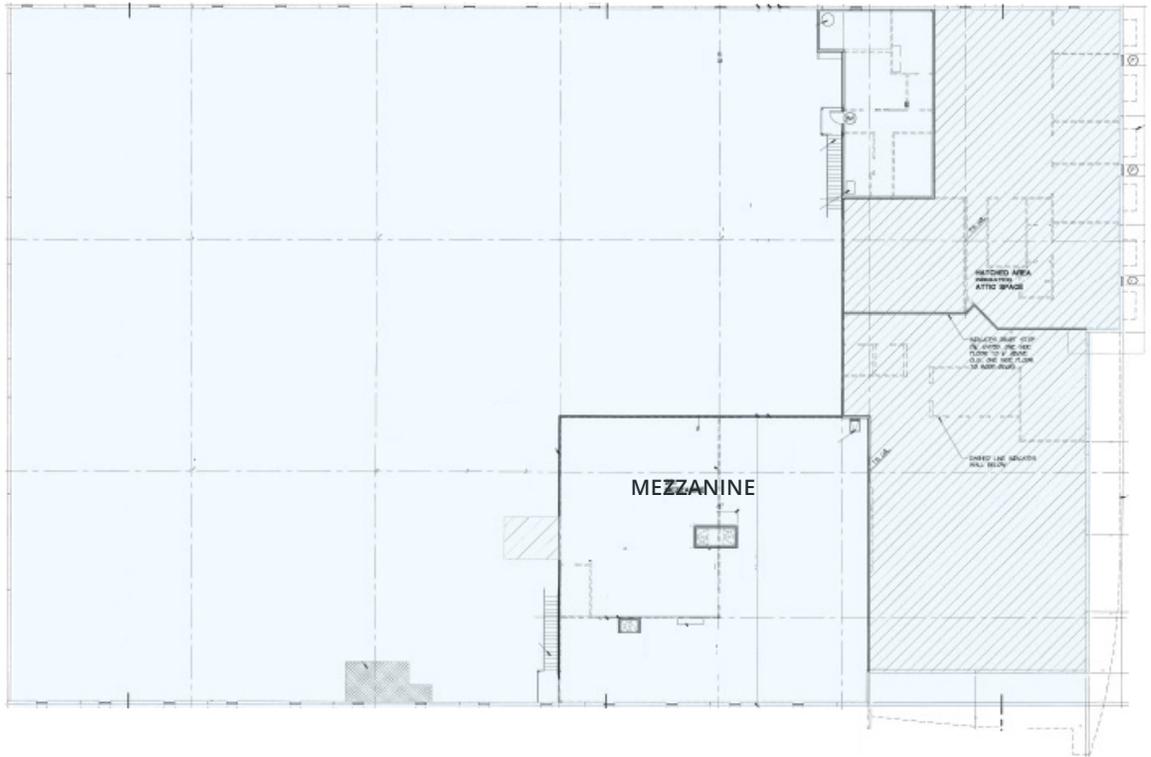


INTERIOR
PHOTOS



998 N. Temperance Ave.
Clovis, CA

Site & Floor Plans





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Future Hotel Site



ALLUVIAL AVENUE

Future Commercial Development

TEMPERANCE AVENUE



Venture Bay Hi-Tech Homes

SGS Laboratory



Trumark Homes

Office Bay



W CPA Group

Kotman Technology

Central Valley Indian Health

Valley Foot & Ankle Specialty Providers

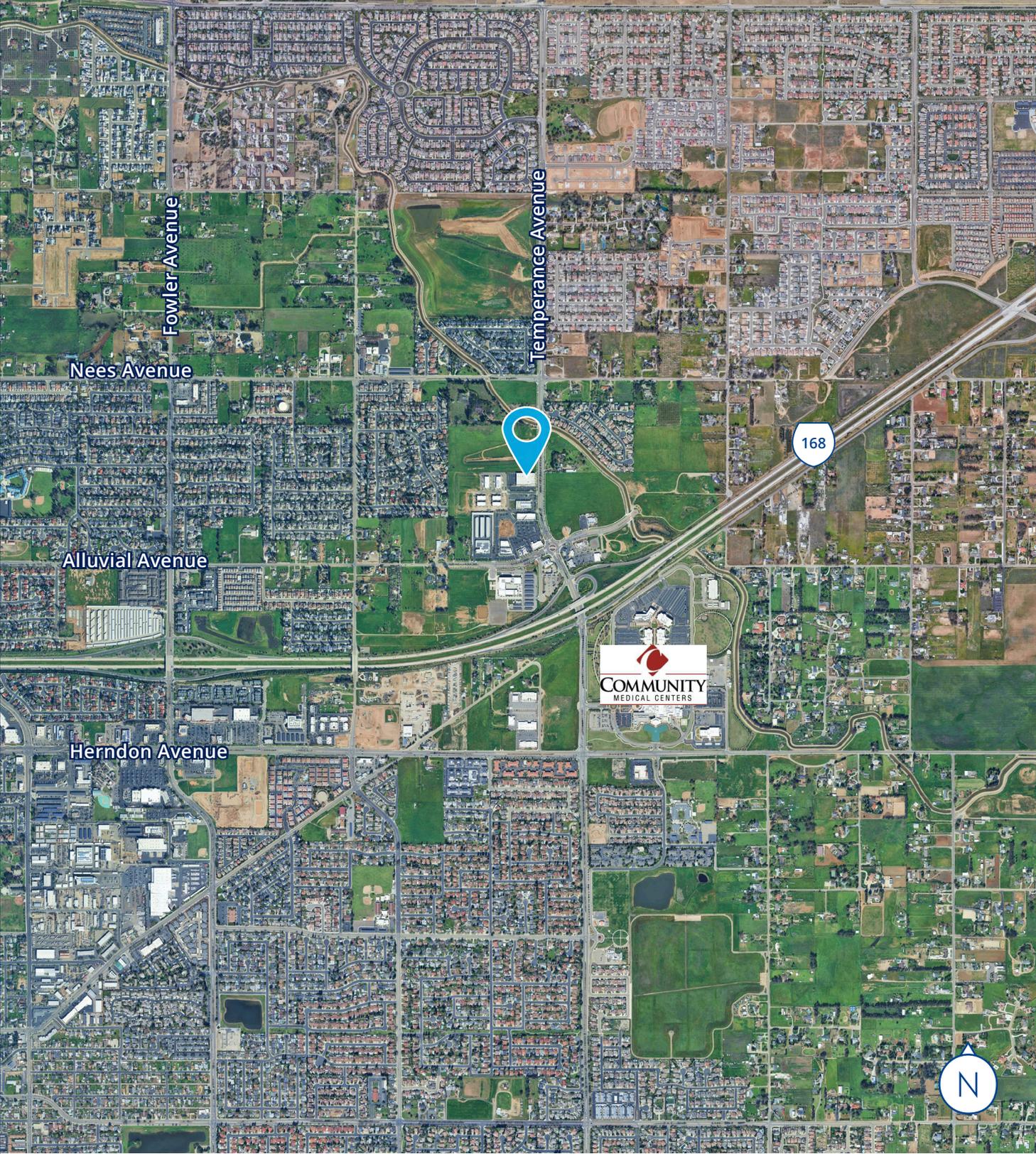
Dehesa Dermatology

998 N. TEMPERANCE AVE.
CLOVIS, CA

998 N. Temperance Ave.
Clovis, CA

Building Area

±49,379 SF



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