

SHELL COMPLETION Q3 OF 2026 | MULTI-STORY CLASS A OFFICE BUILDING

606 N. Halifax Avenue Clovis, California

AVAILABLE FOR LEASE

For information, please contact:

Luke Tessman

Senior Vice President

t 559-447-6243

ltessman@pearsonrealty.com

CA RE Lic. #02008140

Melvin Lubisich

Senior Vice President

m 559-217-2000

mlubisich@pearsonrealty.com

CA RE Lic. #01901925

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 is on schedule for a Q3 of 2026 completion,

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 of 2026



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

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Floor Plans *(Not to Scale)*



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