

Phase II: Coming Soon

Greyhawk Business Center in the Central Valley Research & Technology Park

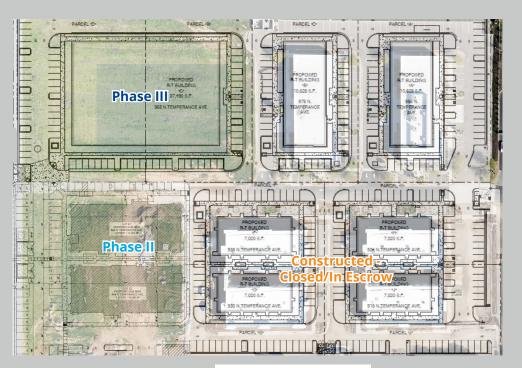
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Greyhawk Business Center Property Summary

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. CC&R's are currently in place and provide guidance for architectural continuity to promote and enhance ownership.



Constructed - Closed/In Escrow ±37,000 SF Building ±10,000 SF Buildings



Location

The subject property is located north of the northwest corner of Temperance and Alluvial Avenues in the City of Clovis, and located within the Central Valley Research and Technology Park.

Cold Dark Shells - Phase II

Phase II: Two (2) 10,000 square foot building shells. The latest construction which included four (4) 7,200 square foot building shells have closed or expected to close in Q2 or 2024. Shells to include the following improvements:

- Concrete ribbon footing
- 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
- Building address numbers

For Lease

Lease Rate: \$2.10 per square foot, NNN TI Allowance: \$60.00 per square foot

Zoning

R-T (Research and Technology)

Purchase Price

7,200 SF - All buildings have closed or are in escrow

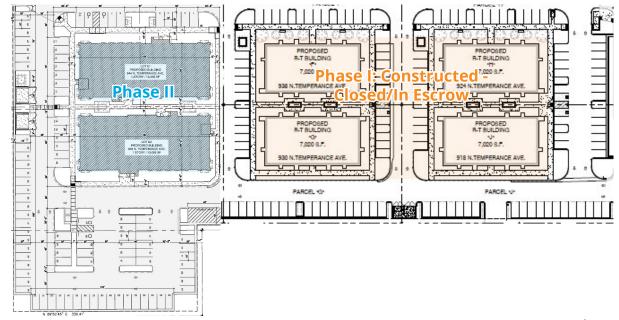
Phase II: Two (2) 10,000 SF - \$3,500,000

Phase III: 37,000 SF - Contact Broker for pricing

Breaking Ground

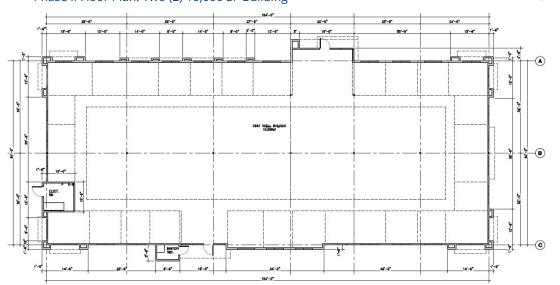
Phase II - Should be under construction by July 2024

Site Plan



(N)

Phase II Floor Plan: Two (2) 10,000 SF Building



Greyhawk Business Center

NWC Temperance and Alluvial Avenues Clovis, California

Building Sizes

- Building "F" In Escrow
 APN:564-090-97 | 7,200 SF
- Building "G" Closed
 APN: 564-090-98 | 7,200 SF
- Building "H" In Escrow
 APN: 564-090-88 | 7,200 SF
- Building "J" In Escrow
 APN: 564-090-92 | 7,200 SF

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