



Available For Sale or Lease  
 Greyhawk Business Center  
 NWC Temperance & Alluvial  
 Clovis, California

- Phase I: Four (4) 7,200 SF Shell Buildings in Escrow or Closed
- Phase II: Two (2) 10,000 SF Shell Buildings Coming Soon
- Phase III: 37,000 - 40,000 SF 2-Story Building



10,000 SF Building Renderings

Phase II: Coming Soon  
 Greyhawk Business Center in the  
 Central Valley Research & Technology Park

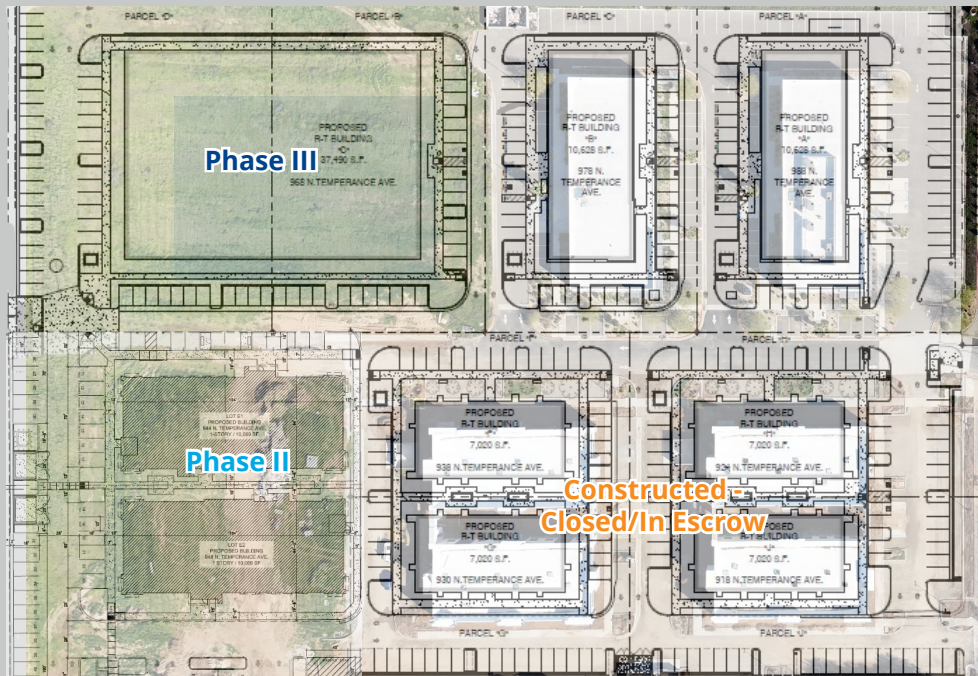
**Scott Buchanan**  
 Senior Vice President | Principal  
 +1 559 256 2430  
 scott.buchanan@colliers.com  
 DRE #01389446  
 7485 N. Palm Avenue, #110  
 Fresno, CA 93711  
 P: +1 559 221 1271  
 colliers.com/fresno



# 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

