



# Coming Soon

Available For Sale or Lease

Greyhawk Business Center  
NWC Temperance & Alluvial  
Clovis, California

7,200 SF Shells in Escrow  
18,000 SF - 37,000 SF Available



**Shell Buildings in Escrow**  
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



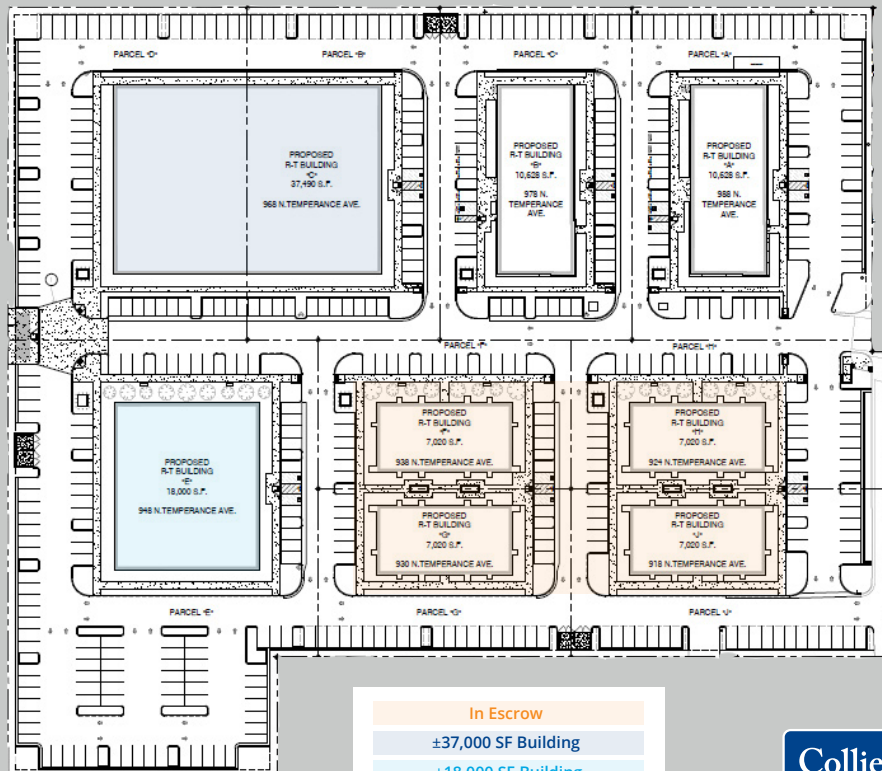
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7485 N. Palm Avenue, #110  
Fresno, CA 93711  
P: +1 559 221 1271  
F: +1 559 222 8744  
colliers.com/fresno

# 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.



## 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 - In Escrow

Four (4) cold dark building shells to be comprised of approximately 7,200 square feet. Currently, all 7,200 square foot shell buildings are in escrow. The developer will construct an additional 18,000 SF and 37,000 SF as shown in the site plan, below. 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)

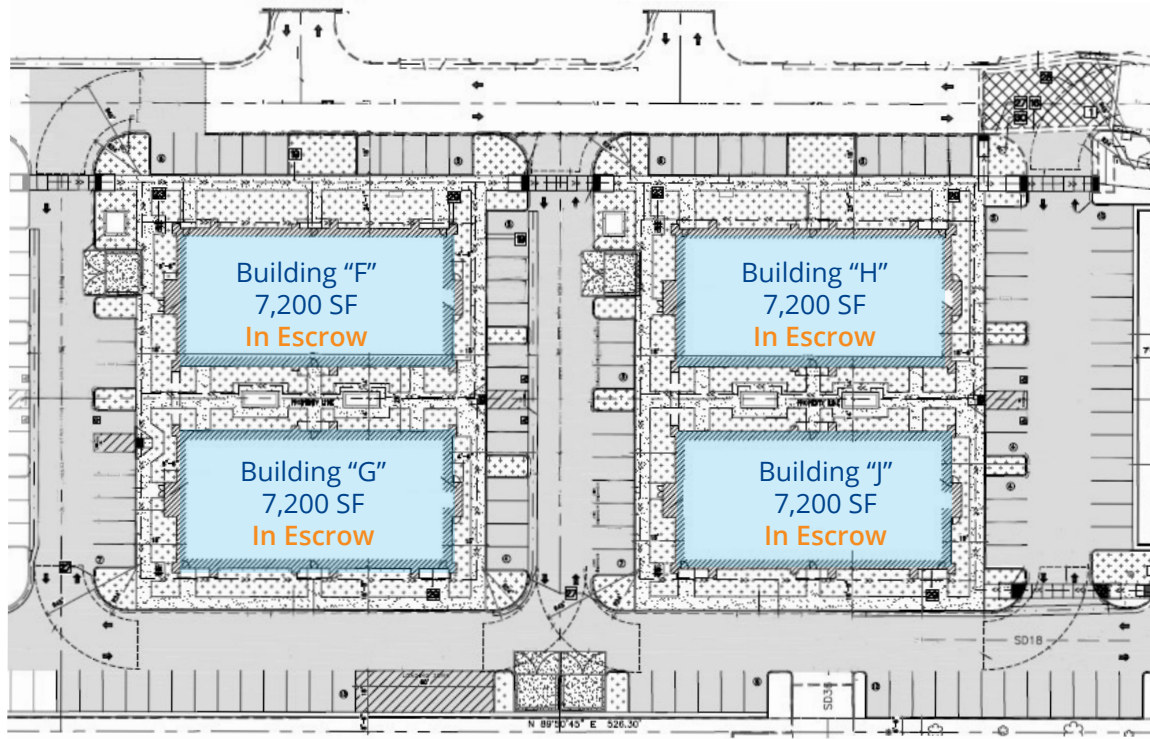
## Purchase Price

7,200 SF - \$2,500,000 per Cold Dark Shell Building - In Escrow.  
18,000 SF - 37,000 SF - Contact Broker for pricing

## Breaking Ground

Project should be under construction by late May 2023

# Site Plan



## 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" In Escrow**  
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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Senior Vice President | Principal  
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