



FOR SALE > 2.47 ACRES - FREEWAY EXPOSURE

Central Valley Research & Technology Park

PORTAL SIERRA II
NWC TEMPERANCE & ALLUVIAL, CLOVIS, CA

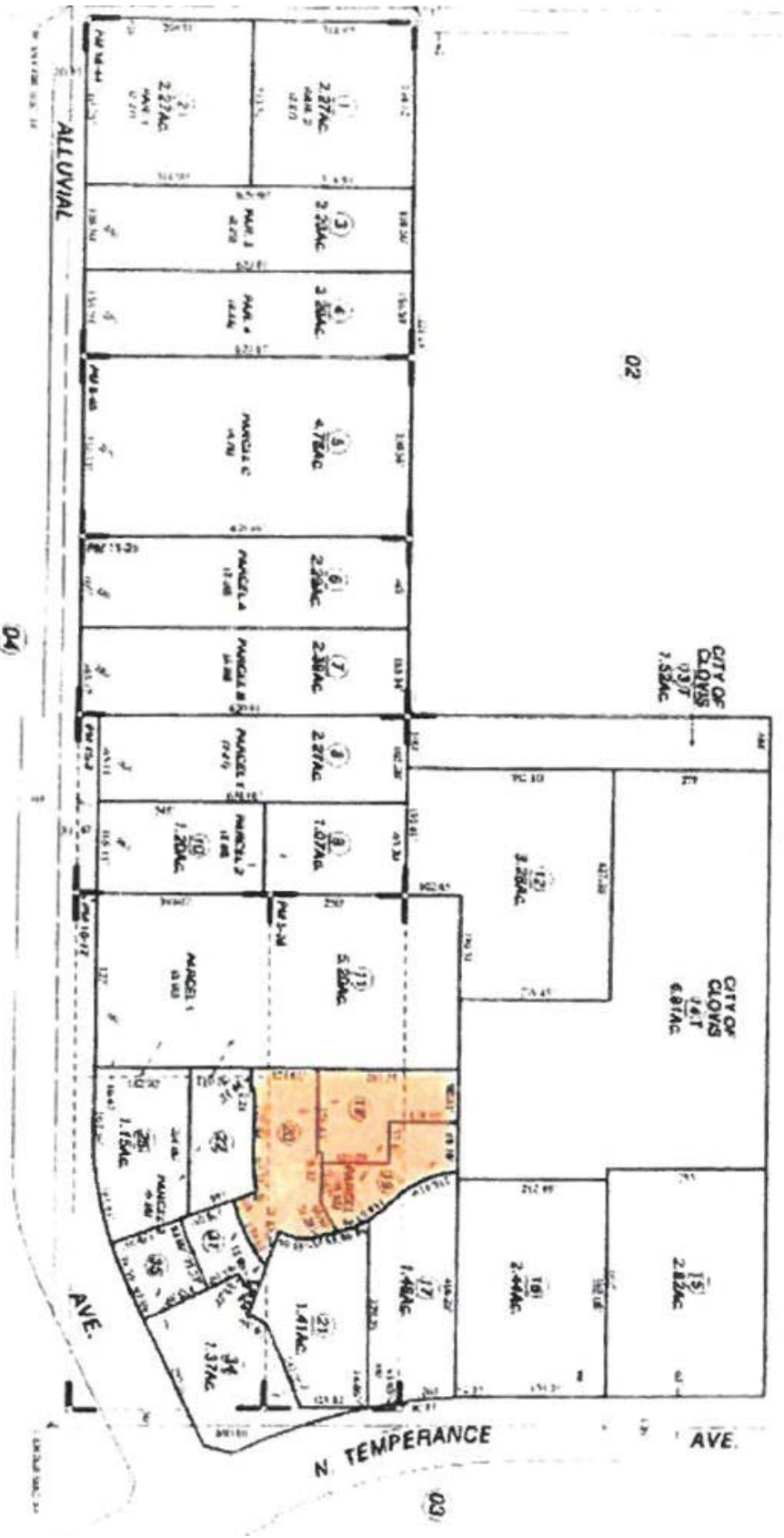


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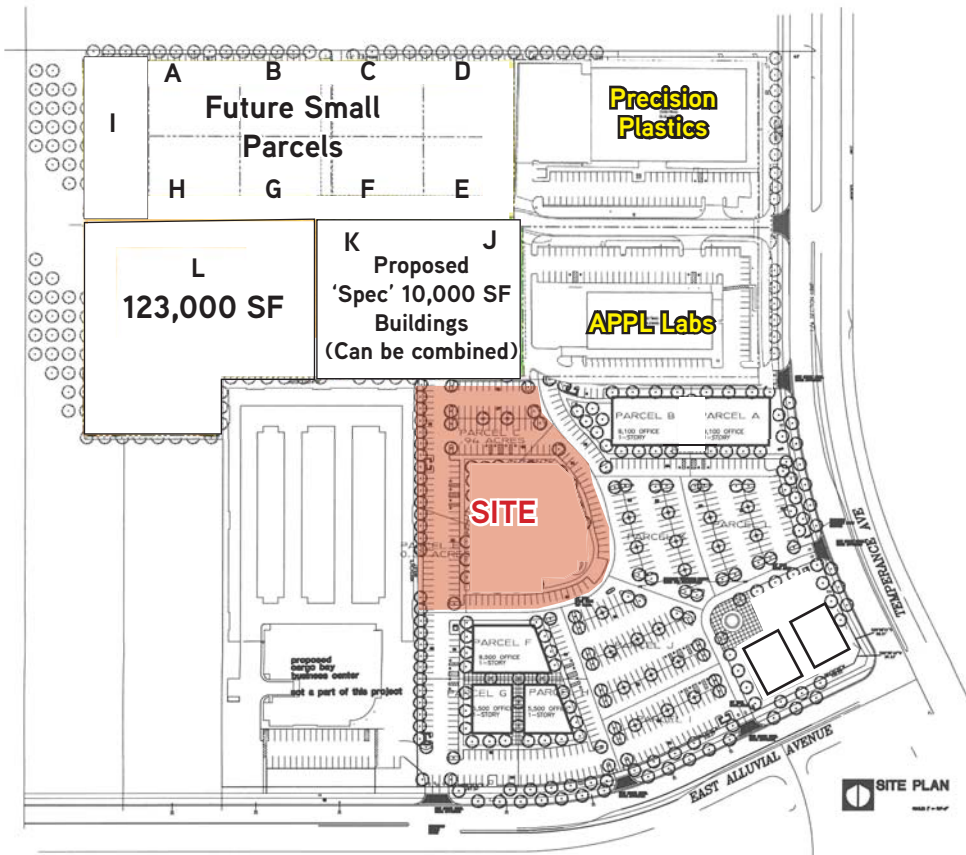
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NWC Temperance & Alluvial > Property Summary

- Location:** The subject property is located just off the northwest corner of Temperance and Alluvial Avenues in the City of Clovis and located within the Central Valley Research and Technology Park.
- Parcel:** Approximately 2.47 acres (107,593 SF in 3 separate parcels)
APN - 564-090-18, 19 and 20
- Zoning:** R-T (Research and Technology).
- Purchase Price:** \$2,200,000 based upon \$50 per buildable square foot. Purchase price includes all on and offsite improvements as well as stubbing all utilities stubbed to the parcel, and all parking, drive lanes etc. already installed.
- Comments:** The Property 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 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. Building height restrictions shall not exceed 35 feet unless a Conditional Use Permit (C.U.P.) is obtained which may allow for a more height.



Contact Us

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