

LAND PARCELS FOR SALE > ½ TO 10.12 ACRES - OFFICE/LIGHT INDUSTRIAL SITES



# Central Valley Research & Technology Park

GREYHAWK BUSINESS CENTER  
NWC TEMPERANCE & ALLUVIAL, CLOVIS, CA



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# NWC Temperance & Alluvial > Property Summary - Greyhawk Business Center

Location:	The subject property (approximately 10.12 total acres) is located on the northwest corner of Temperance and Alluvial Avenues in the City of Clovis and located within the Central Valley Research and Technology Park.
Parcels:	13 separate parcels that can be combined, if more land is needed.
Zoning:	R-T (Research and Technology).
Purchase Price:	\$11.95 - \$14.95 per square foot for zoned, improved and entitled land area. Final Purchase price depends on location and size of the parcel. All utilities to the parcel (water, sewer, gas, electricity, etc) will be stubbed to the parcel line.
Lease Rate:	\$1.90 - \$2.00 per square foot, plus Triple Net, dependent on size and lease term.
Tenant Improvements:	Negotiable
Occupancy:	Lease space available in early 2019.
Reciprocal Access:	Access from Temperance & Alluvial Avenues provided with cross access easements amongst all parcels.
Comments:	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. Parcels vary in size and can accommodate smaller users or can be combined to create larger parcels for larger users. 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 CUP is obtained which could allow more height.



