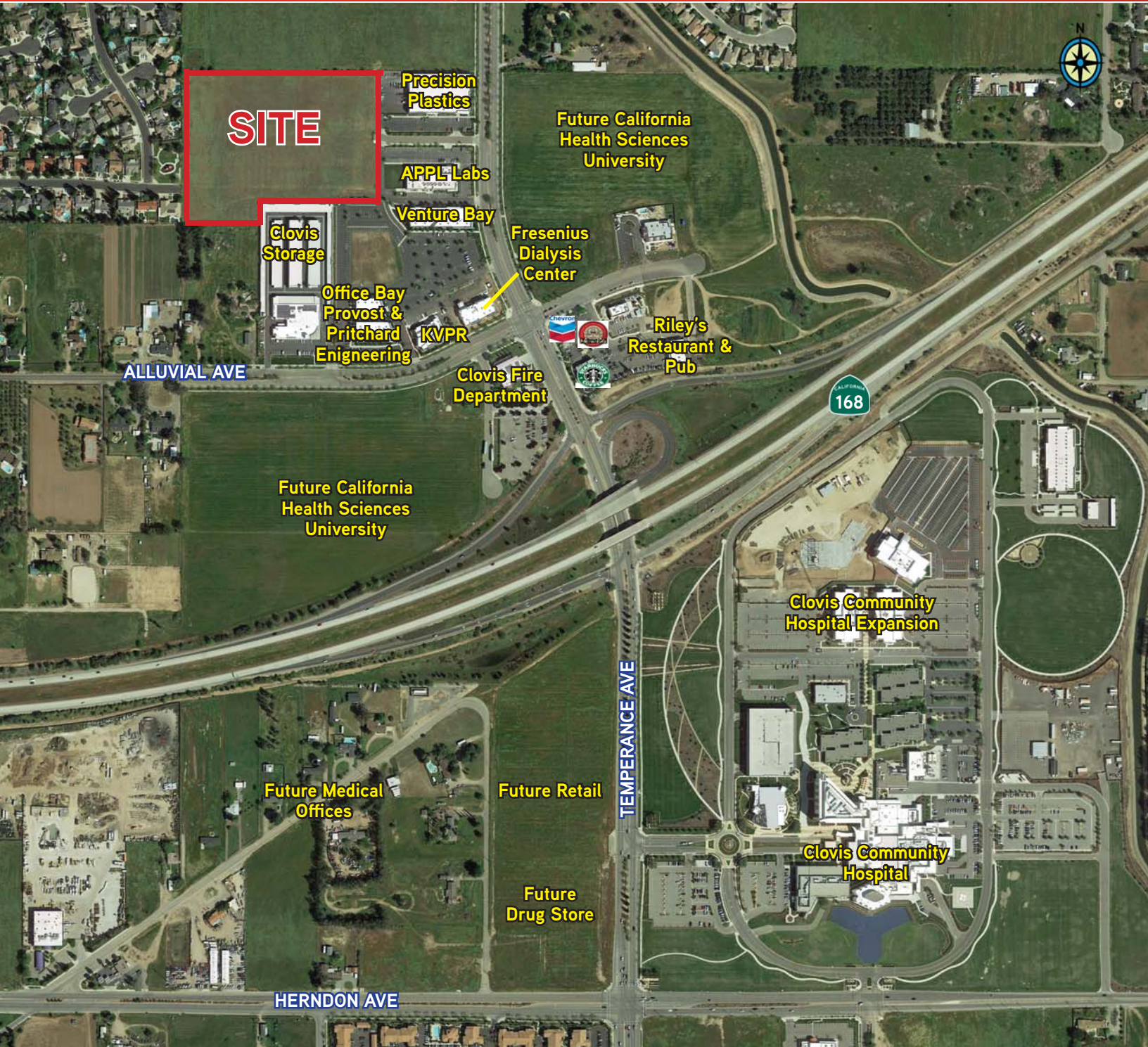LAND PARCELS FOR SALE > ½ TO 10.12 ACRES - OFFICE/LIGHT INDUSTRIAL SITES

# Central Valley Research & Technology Park

**Colliers**
INTERNATIONAL

GREYHAWK PHASE
NWC TEMPERANCE & ALLUVIAL, CLOVIS, CA



Map labels:
- Precision Plastics
- SITE
- Future California Health Sciences University
- APPL Labs
- Venture Bay
- Clovis Storage
- Fresenius Dialysis Center
- Office Bay Provost & Pritchard Enigneering
- KVPR
- Chevron
- Riley's Restaurant & Pub
- ALLUVIAL AVE
- Clovis Fire Department
- Future California Health Sciences University
- 168
- Clovis Community Hospital Expansion
- TEMPERANCE AVE
- Future Medical Offices
- Future Retail
- Future Drug Store
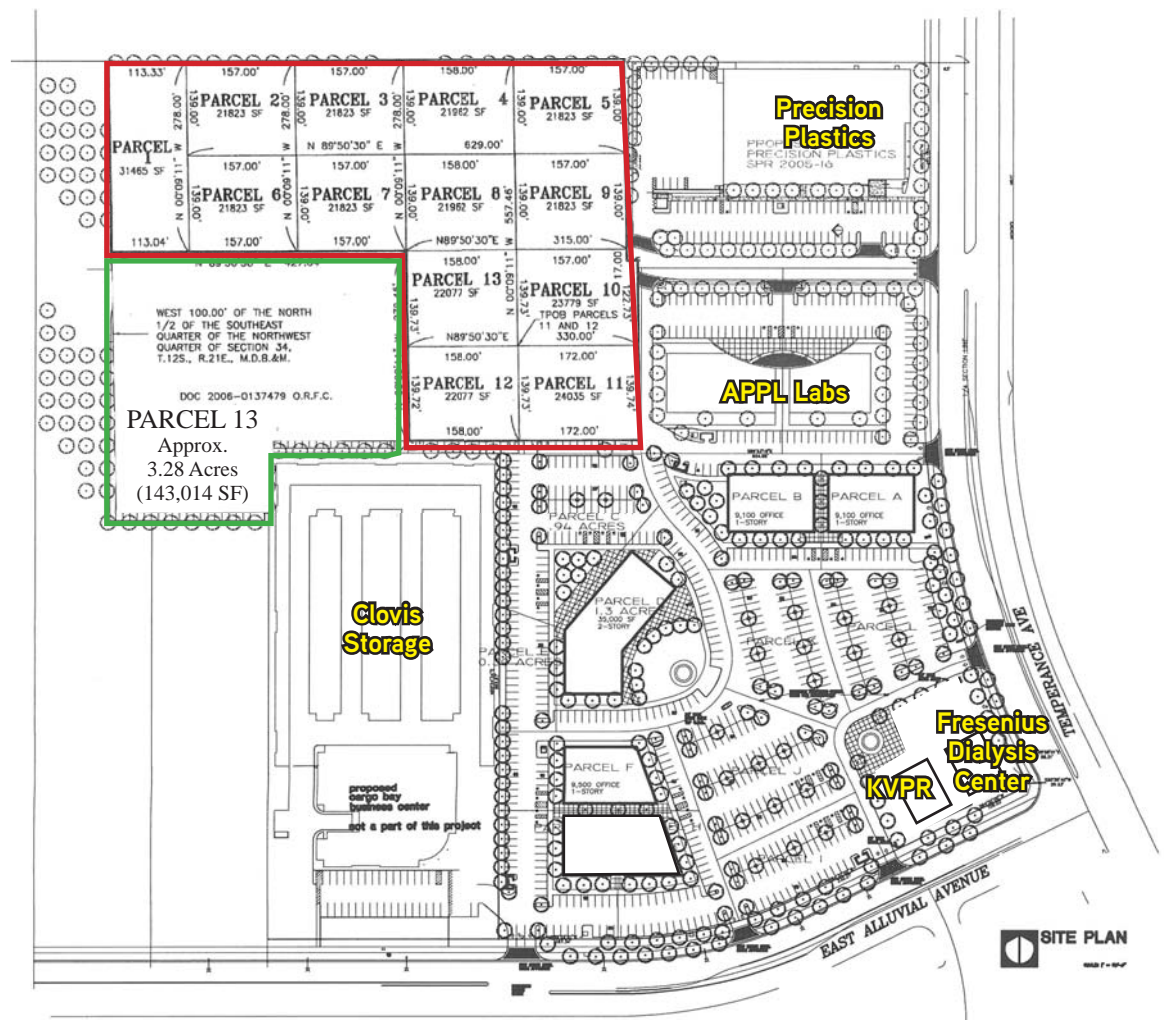- Clovis Community Hospital
- HERNDON AVE

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# NWC Temperance & Alluvial › Property Summary - Greyhawk Phase

**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. 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.

**Reciproical Access:** Access from N. Temperance and Alluvial Avenues will be provided throughout cross access easements amongst all parcels.

**Comments:** Portal Sierra II 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.

PARCEL 13
Approx.
3.28 Acres
(143,014 SF)



CONCEPTUAL SITE PLAN

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