



Colliers

Accelerating success.

998 N. Temperance Avenue
Clovis, California

±49,379 SF Class "A" Building | For Sale or Lease

Scott Buchanan

Senior Vice President | Principal
+1 559 256 2430 | DRE #01389446
scott.buchanan@colliers.com

Buk Wagner SIOR

Senior Vice President | Principal
+1 559 256 2451 | DRE #01296746
buk.wagner@colliers.com

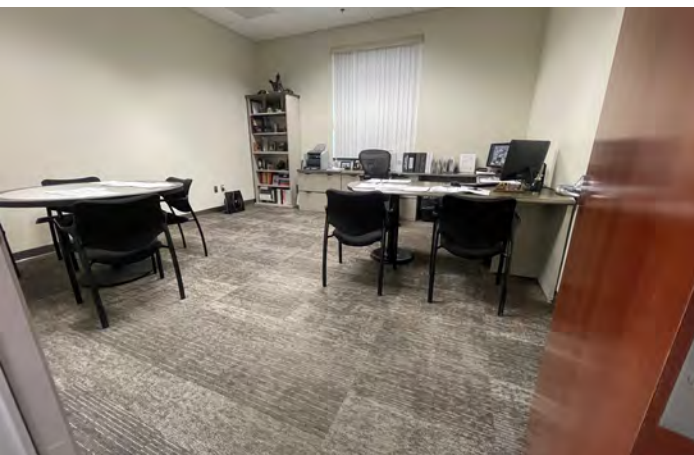
Charlie Schuh CCIM

Senior Vice President | Principal
+1 559 221 7393 | DRE #01992259
charlie.schuh@colliers.com

Colliers

7485 N. Palm Ave., #110
Fresno, CA 93711
+1 559 221 1271





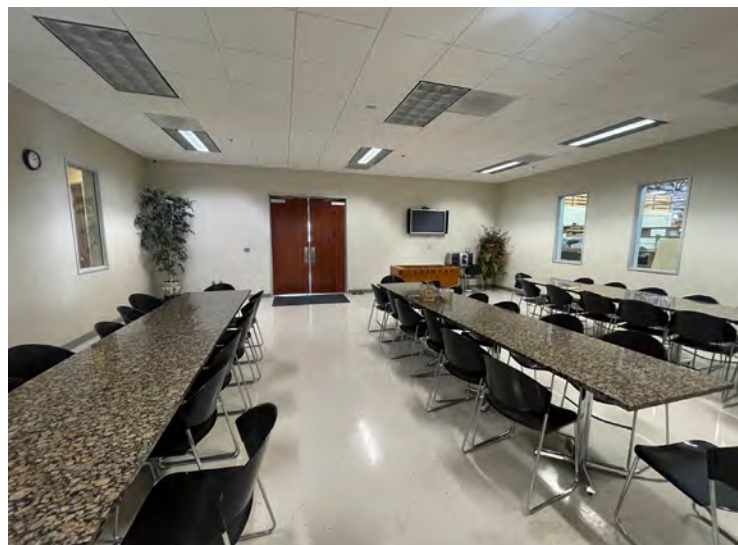
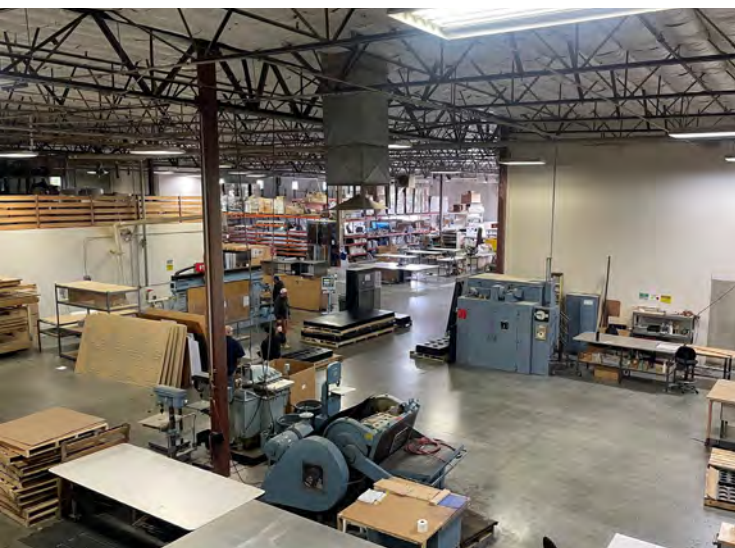
988 N. Temperance Avenue, Clovis, California

Property Information

Address	998 N. Temperance Avenue, Clovis, California
Parcel	564-090-84
Building Area	Total: ±42,963 SF Retail: ±3,086 SF Office: ±6,329 SF Warehouse: ±33,548 SF
Mezzanine Area	Total: ±6,416 SF Mezzanine 1: ±5,370 SF Mezzanine 2: ±1,046 SF (finished)
Total Square Footage	±49,379 SF
Site Area	± 2.82 Acres
Construction	Concrete Tilt-Up; concrete walls were engineered to accommodate future window cut-outs for future office expansion
Year Built	2007
Current Zoning	Research & Technology Park (R-T), City of Clovis
Clear Height	20'
Power	2,000 amps
Natural Gas	3,000 CFH Max
Roll Up Doors	(4) 16' x 16' (automatic)
Fire Sprinklers	Fully sprinklered - office and warehouse space
Lease Rate	Office - \$2.05 PSF, NNN; Warehouse - \$1.10 PSF, NNN
Sale Price	Contact brokers
Availability	Building will be vacant within four (4) months of notice

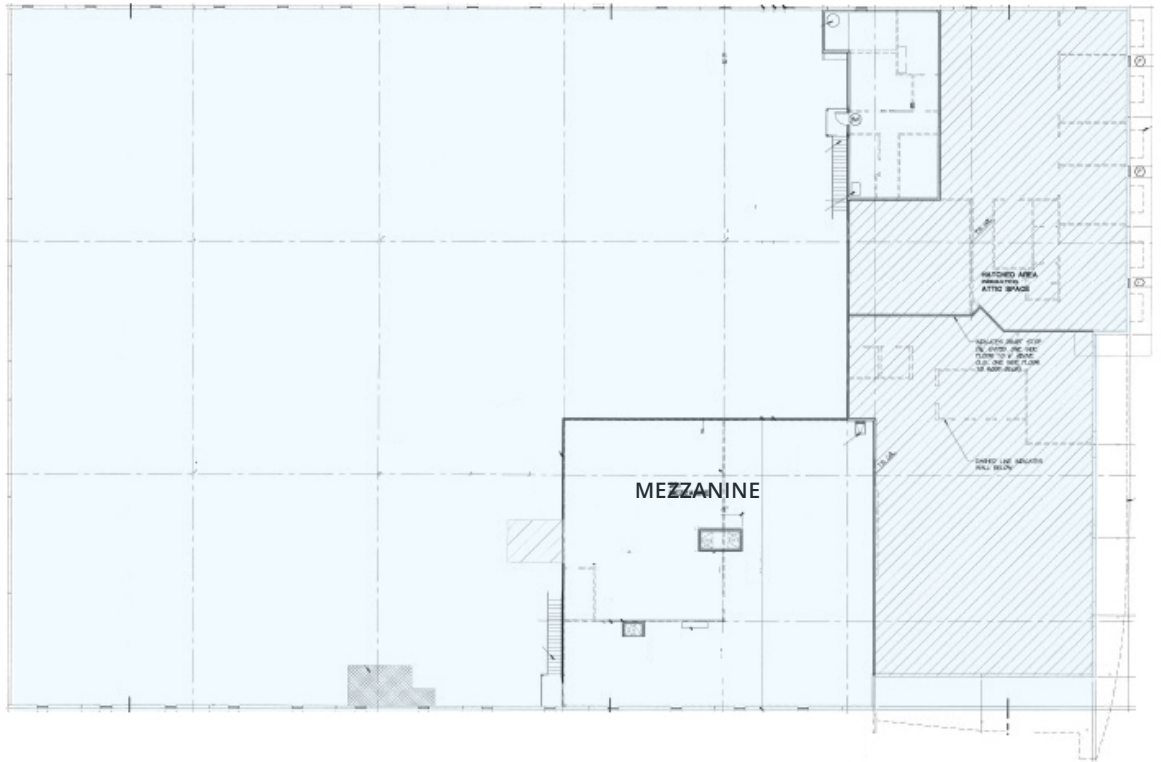
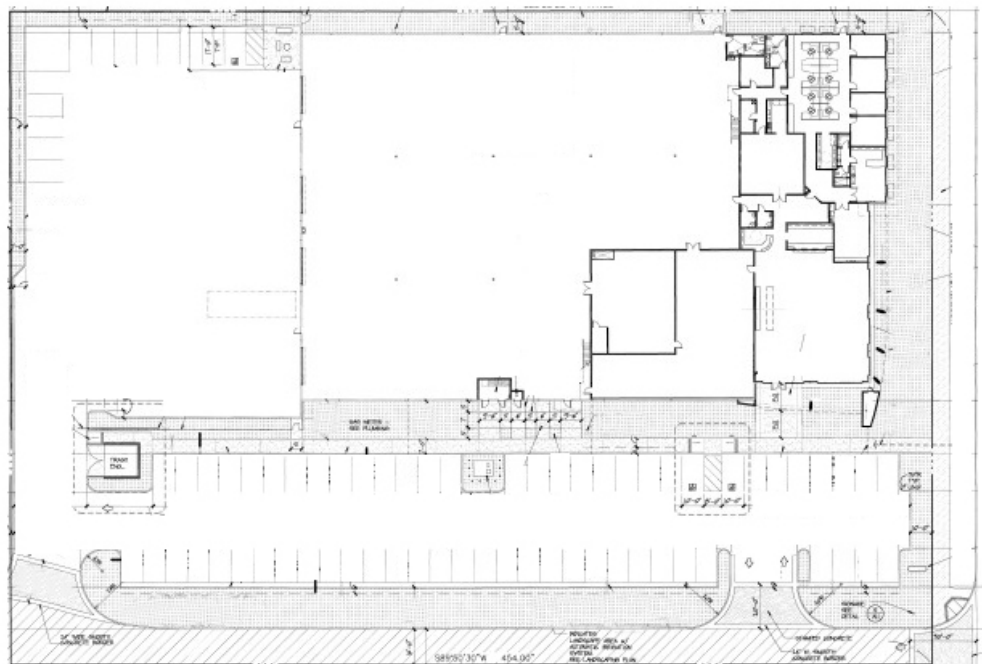


INTERIOR PHOTOS



998 N. Temperance Ave.
Clovis, CA

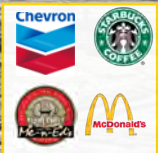
Site & Floor Plans





168

Future Hotel Site



Future Commercial Development

ALLUVIAL AVENUE



Trumark Homes

Office Bay



TEMPERANCE AVENUE

Venture Bay
Hi-Tech Homes

SGS Laboratory

W CPA Group

Kotman Technology

Central Valley
Indian Health

Valley Foot & Ankle
Specialty Providers

Dehesa Dermatology

998 N. TEMPERANCE AVE.
CLOVIS, CA

998 N. Temperance Ave.
Clovis, CA

Building Area

±49,379 SF



Colliers. This document has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and/or its licensor(s). Copyright © 2026 Colliers Tingey International, Inc.

