

1800

LOMBARDI LANE

SANTA ROSA | CALIFORNIA

FOR SALE \$6,750,000 (±168.81/SF)

FOR LEASE \$0.95 PSF/MONTH, NNN

**- 4000 AMP/480v ELECTRICAL
POWER CAPACITY IN PLACE**

- POTENTIAL TO INCREASE POWER CAPACITY

SANTA ROSA INDUSTRIAL BUILDING **FOR SALE OR LEASE**

±39,986 SF INDUSTRIAL BUILDING



NEWMARK

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Light Industrial & Manufacturing

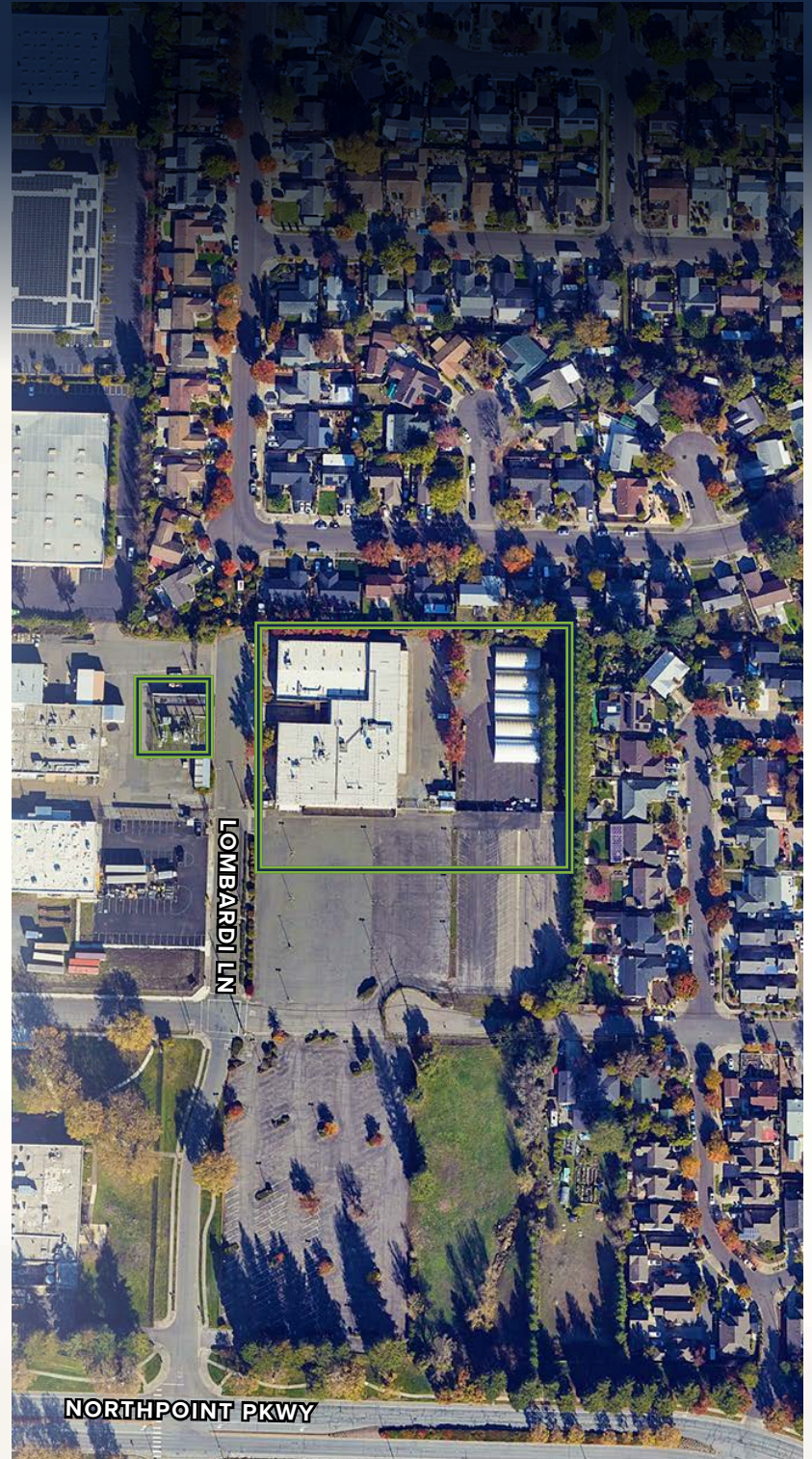
This Investment offering availability is perfect for a manufacturing business which requires heavy power, rarely found in the North Bay. With the building configured in various segments, it allows an owner/user or investor multiple tenant possibilities.

The property is located in Northpoint Business Park which was built in 1986 to accommodate light manufacturing, office and warehouse requirements allowed in IL (Light Industrial) zoning. Some of the other occupants in the Business Park are Viavi (Optical Coating Laboratory) Kaiser Permanente Medical Office Building, Sonic (internet provider) Veteran Administration Office Building, Amy's Kitchen, County of Sonoma, Medic Ambulance service for the County of Sonoma, Satellite Health Dialysis Office and Info-Stor a document storage facility.

The property was originally built for Optical Coating Laboratory (now Viavi) in 1968 and expanded in 1978. It was sold to a developer who in turn sold it to the current owner in 2017. The current seller improved the property in 2017 to accommodate their research, marketing and distribution of agricultural and food products. The Seller has short term leases for some spaces in the building and would consider leasing back $\pm 8,000$ square feet in the warehouse or move out.

In addition to heavy power, this building could accommodate a company that requires excess secured yard area as well and a large parking lot. There is potential for additional power beyond the existing 4,000 Amps via the private substation across the street from the building.

The building is approximately 39,986 square feet, the majority built out as warehouse space on the first floor and $\pm 6,200$ square feet of mezzanine office space. The building offers $\pm 15,000$ square feet of pallet racking with R&D Lab of approximately 1,081 square feet, storage area of $\pm 2,500$ square feet with 10' clear height and ± 736 square feet of linear pallet racking.



SALE PRICE:	\$6,750,000
LEASE PRICE:	\$0.95 PSF/MONTH, NNN
BUILDING SIZE:	±39,986 SF
\$/SF:	\$168.81
APN (2) PARCELS:	010-450-022 & 023
LOT SIZE:	±2.34 Acres & ±1.33 Acres (±3.67 Acres total)
YEAR BUILT:	1968 / 1978
ELECTRICAL:	<ul style="list-style-type: none"> - Non-PGE Private Substation - 4000A 277/480V 3PH MSB with Sub Feed Breakers - 500 KVA 3PH DELTA Transformer - 1200A 120/240 V 3PH Commercial Sub Panel
DOCK HIGH DOORS:	(2) With dock levelers
GRADE LEVEL DOORS:	(2) 10' x 10' (2) 10' x 12'
SECURED YARD AREA:	±1.4 Acres (±61,249 SF)
PARKING:	±.80 Acres (±34,640 SF)
WAREHOUSE LIGHTING:	Sodium Vapor / Fluorescent
ZONING:	IL - Light Industrial & Manufacturing
CONSTRUCTION:	Metal / Steel Frame



Building Improvements

MEZZANINE / OFFICE: ±6,200 SF
Primarily open with private offices on the perimeter along with large conference room and kitchenette

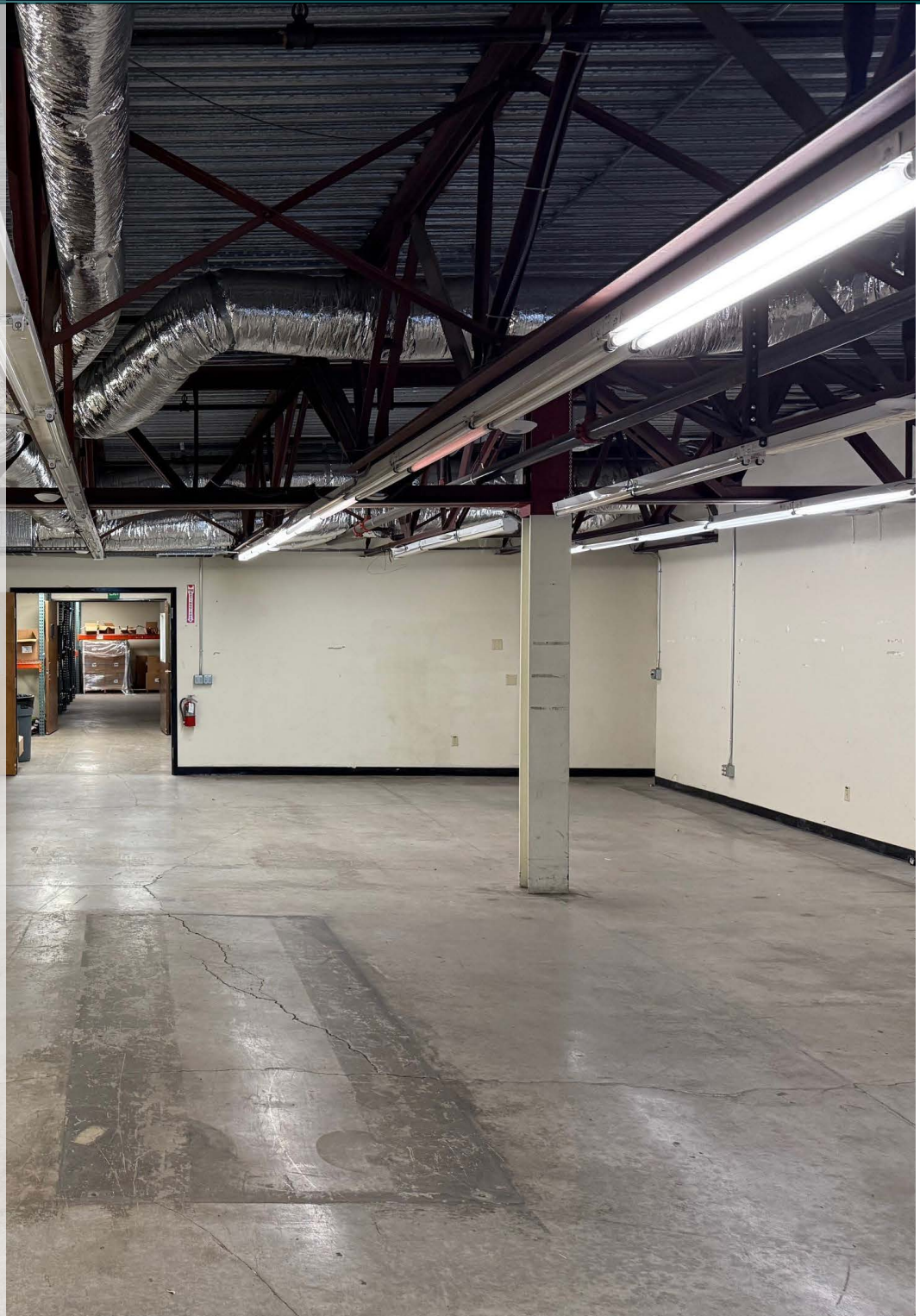
WAREHOUSE: ±17,900 SF
(±22' Ceiling height)

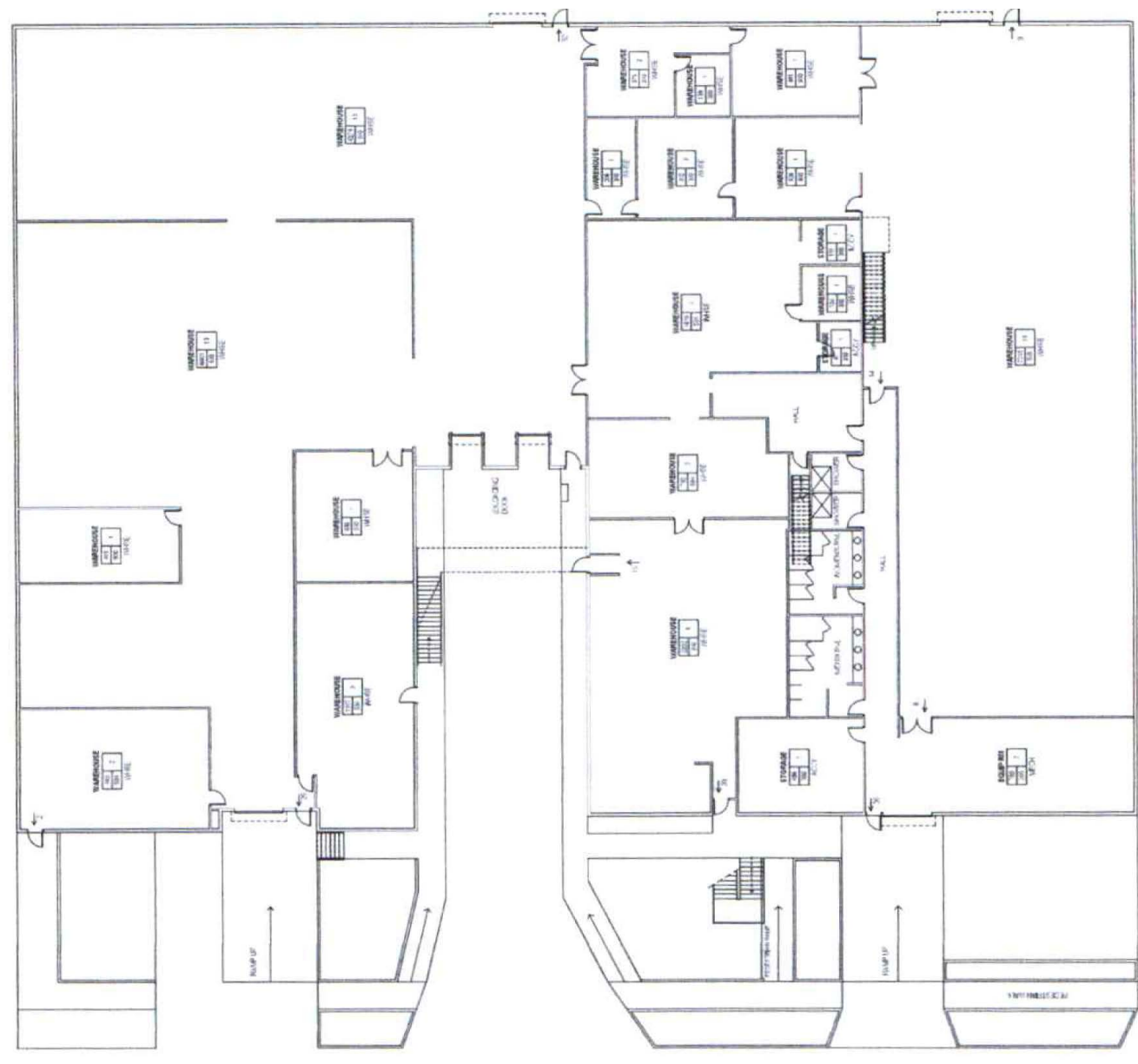
MULTIPLE ANCILLARY ROOMS: Storage and Assembly rooms
(±10' Ceiling height)

R & D LAB: ±1,080 SF
(±10' Ceiling height)

BREAK / RESTROOMS: (2) Large male/female restrooms with shower; employee breakroom, all on ground floor

OUTSIDE STORAGE: (5) 60'x 28'x 15' hoop storage exterior storage tents, suitable for pallet racking; covered storage/equipment bays along rear exterior wall of building





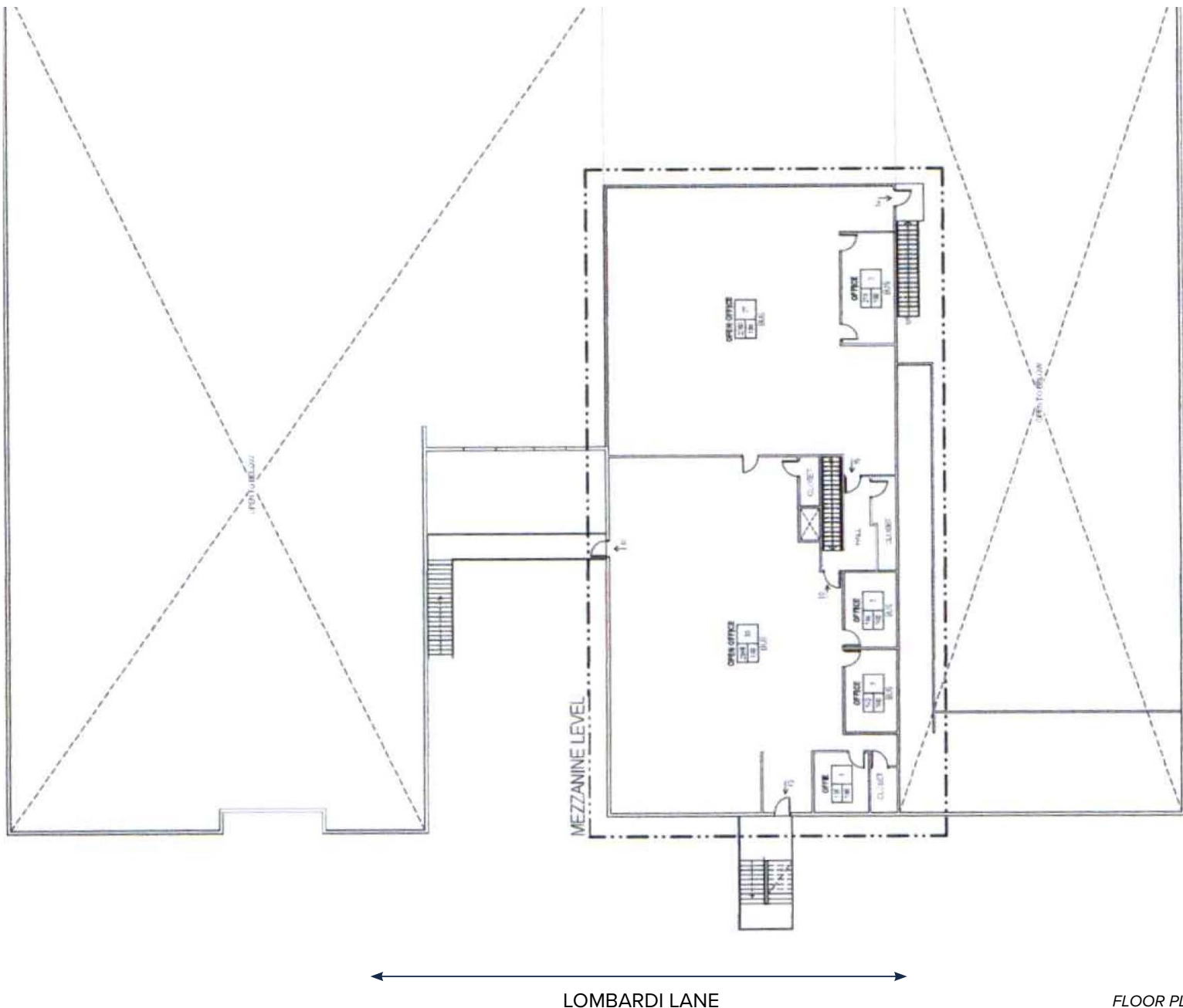
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FLOOR PLANS NOT TO SCALE.

SECOND FLOOR MEZZANINE OFFICE - FLOOR PLAN

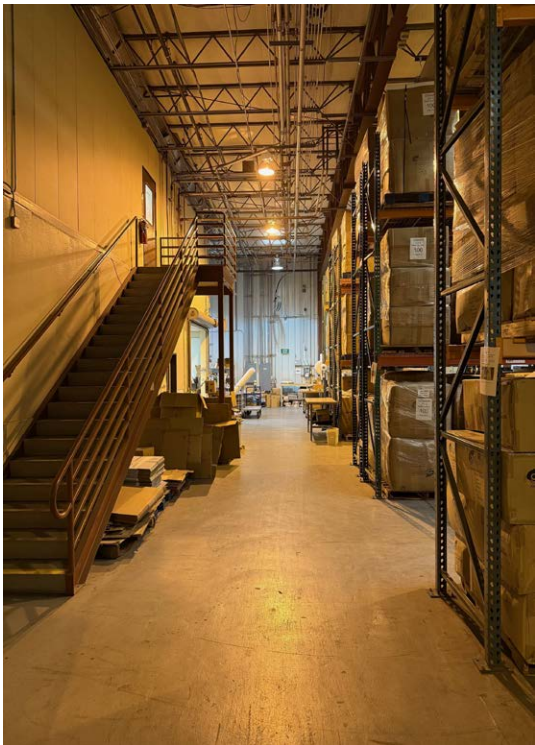
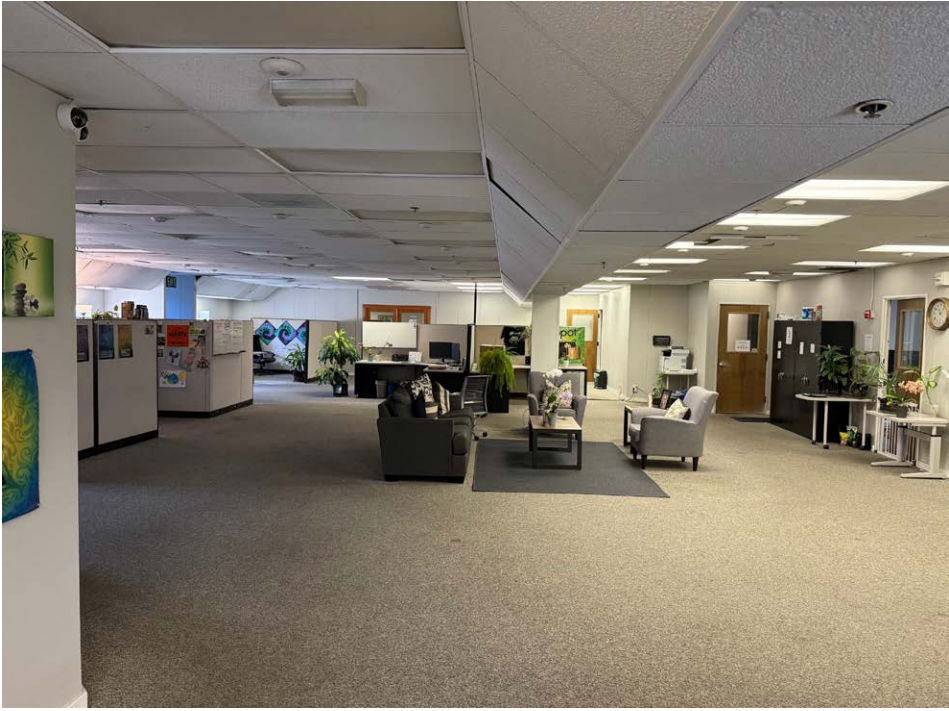
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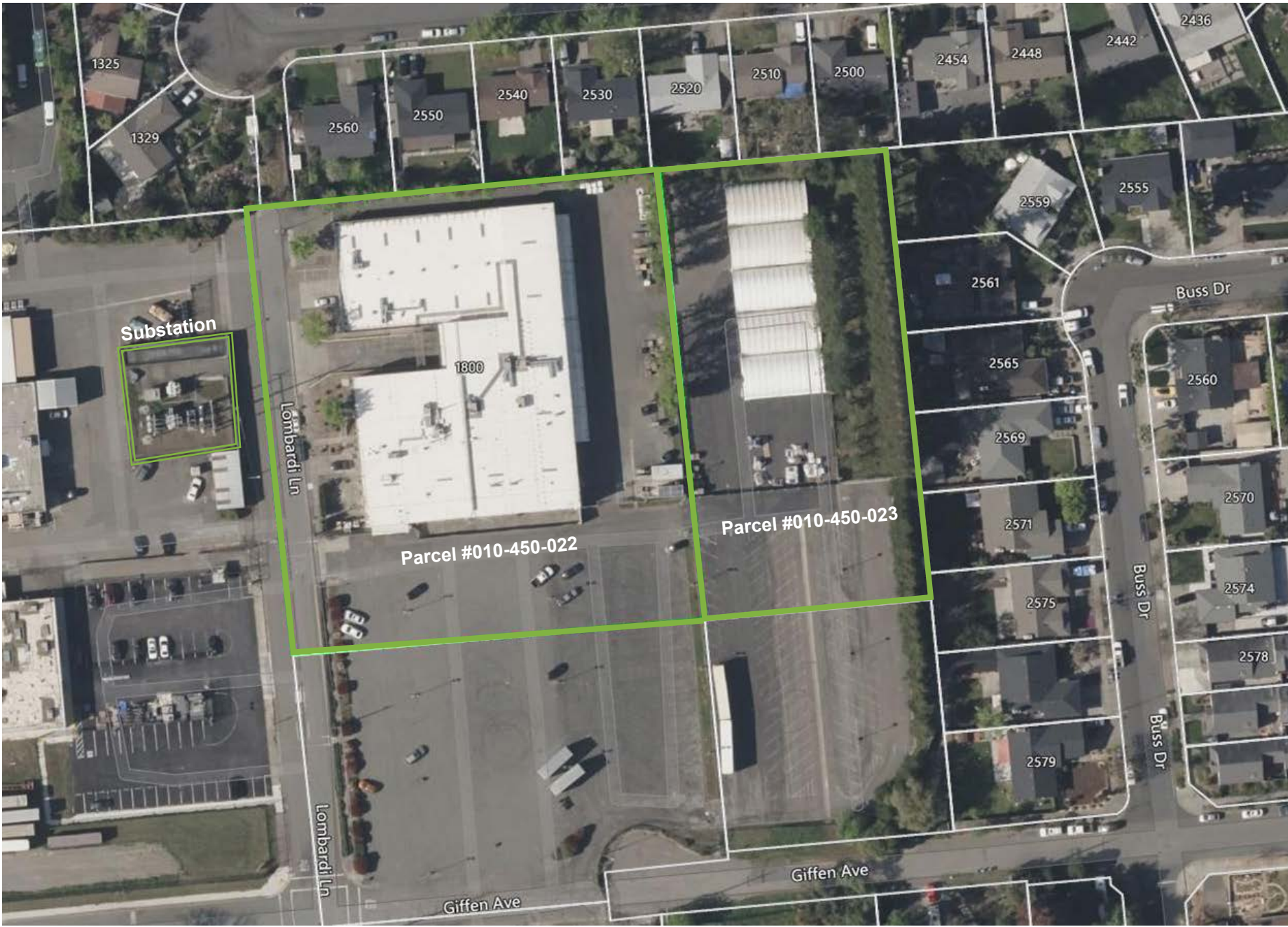
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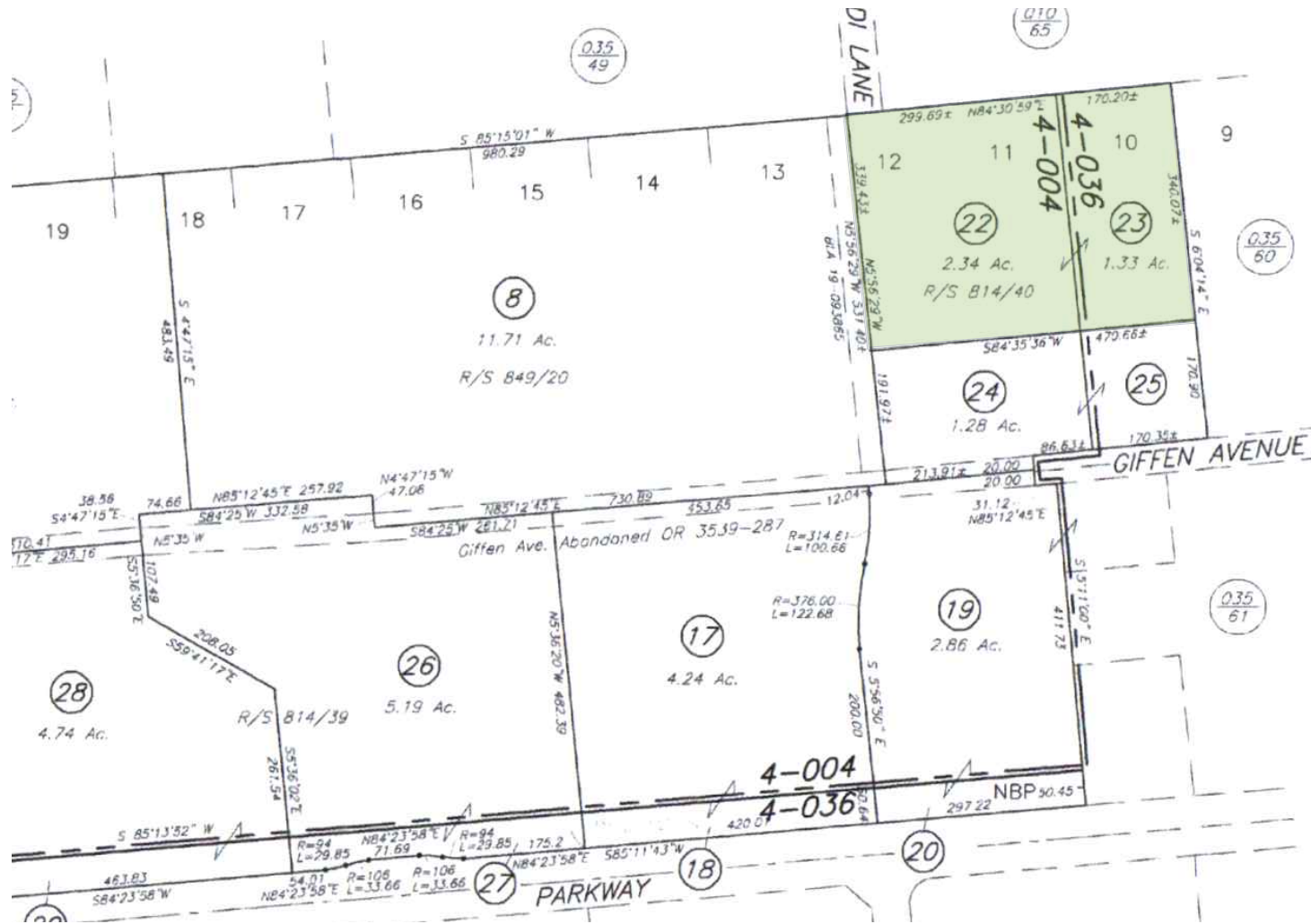


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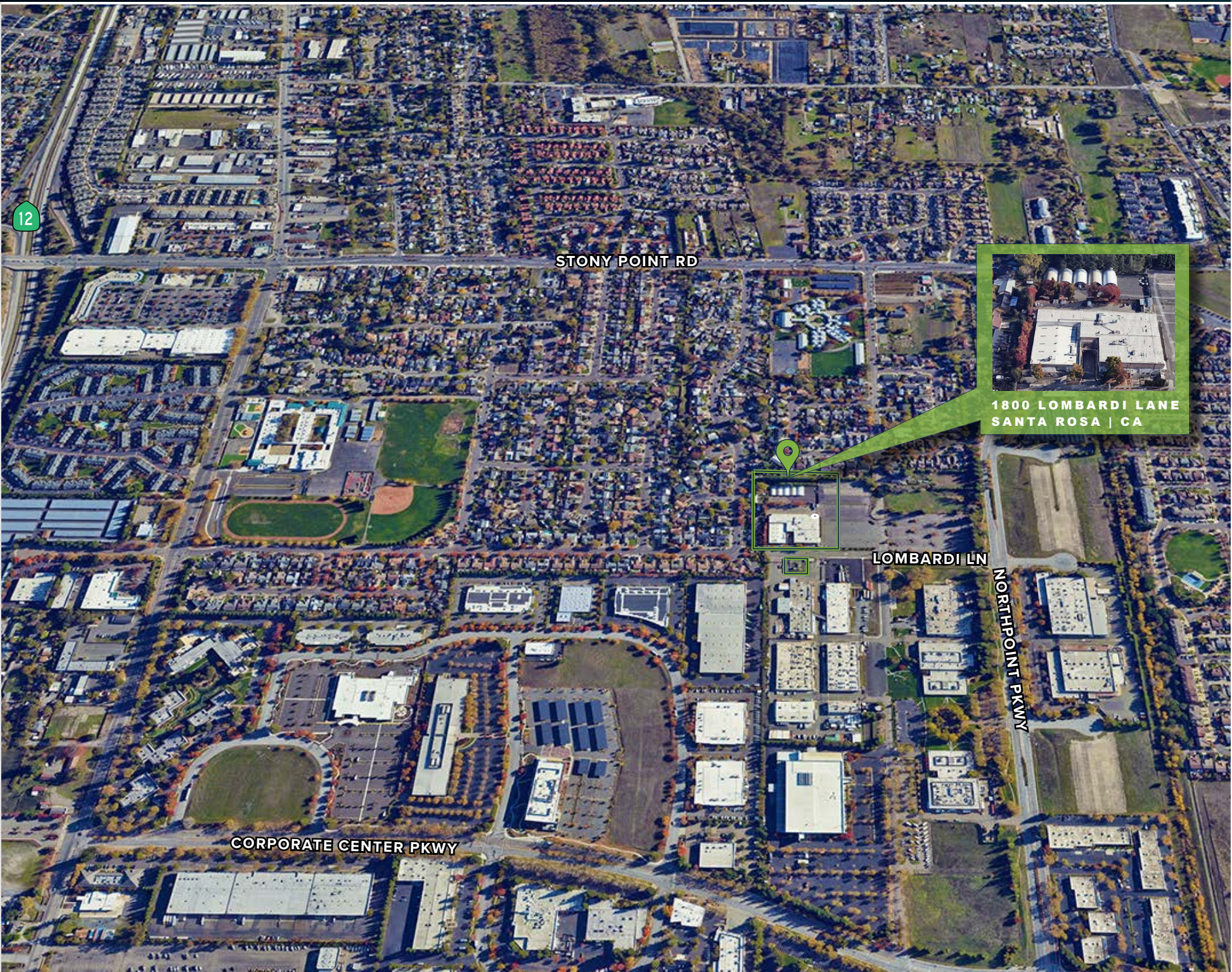


APN	Year Built/Remodeled	Building	Stories	Lot Area	Zoning
010-450-022 & 23	1968 / 1978	±39,986 SF	2	±3.67 Acres	IL-Light Industrial & Manufacturing



- REVISED
- 06-03-02=13-KB
 - 12-31-02=14-RPN
 - 03-26-08=R/S-LY
 - 08-25-09-21-RL
 - 02-24-20=BLA-RV
 - 02-24-20=25-RW
 - 09-30-20-29-DL
 - 06-01-21=R/S-DI
 - 10-10-24=R/S-RN

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The Santa Rosa, industrial market is the largest in Sonoma County, comprising approximately 10.35 million square feet, which accounts for about 42% of the county's total industrial inventory. The market is geographically diverse, with the Southwest quadrant being the largest industrial submarket, totaling over 6.1 million square feet. The vacancy rate has risen to 5.4% reflecting ongoing challenges in tenant retention and negative net absorption since Q2 2022. Historically, however the Sonoma market has been stable, experienced extremely low vacancy over the past decade ranging from 1.7% to 5.8% with an average over that time period of 3.2%

Availabilities of "for sale" buildings continues to be limited in Sonoma County with only a few mid-sized Industrial/Warehouse buildings currently being offered for sale. None of which have the power supply that the subject property offers.

DEMOGRAPHICS

Santa Rosa is the largest city north of the Golden Gate bridge to the Oregon border and the county seat. There are over 178,000 people in Santa Rosa with a median household income of \$96,000 and median home sales price of \$761,000. Sonoma County has over 488,00 people with manufacturing and Professional/Scientific/Tech in the top 5 industries by employment.

The quality of life with access to the beach, multiple cultural, educational and sporting activities and services available to any major city including active airport with flights to west coast cities and transfer hubs. SMART train for commuters to San Francisco and the widening of the Hwy 101 has attracted many companies to relocate to Santa Rosa.



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