

INTRODUCING:

NORTHPOINT & HERITAGE COMMERCE CENTERS

SANTA ROSA, CA



TWO CLASS "A" Industrial Buildings - For Lease

- Northpoint $\pm 115,000$ SF
- Heritage $\pm 75,000$ SF
- New Construction - Delivery 4Q 2023

Divisible To $\pm 30,700$ SF

Manufacturing- Distribution - Warehousing

NEWMARK

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AVAILABILITY HIGHLIGHTS



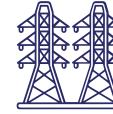
±75,000 SF & ±115,000 SF
Available For Lease



General Industrial
Zoning (IG)
Distribution/ Warehousing,
Manufacturing



28" Clear Height ESFR
Fire Sprinklers
Concrete Construction
6" reinforced slab floor
Glass-Lined Public Entry



2,000 AMP @277/480 Volt
Power Service



Expansive Shipping &
Receiving Ares With
multiple Dock And
Grade Level Doors



Easy Access to Commute And
Transportation Routes



Globally Recognized
Corporate Neighbors



Convenient Access to
Retail Amenities



Up To 1.43/1,000
Parking Ratio

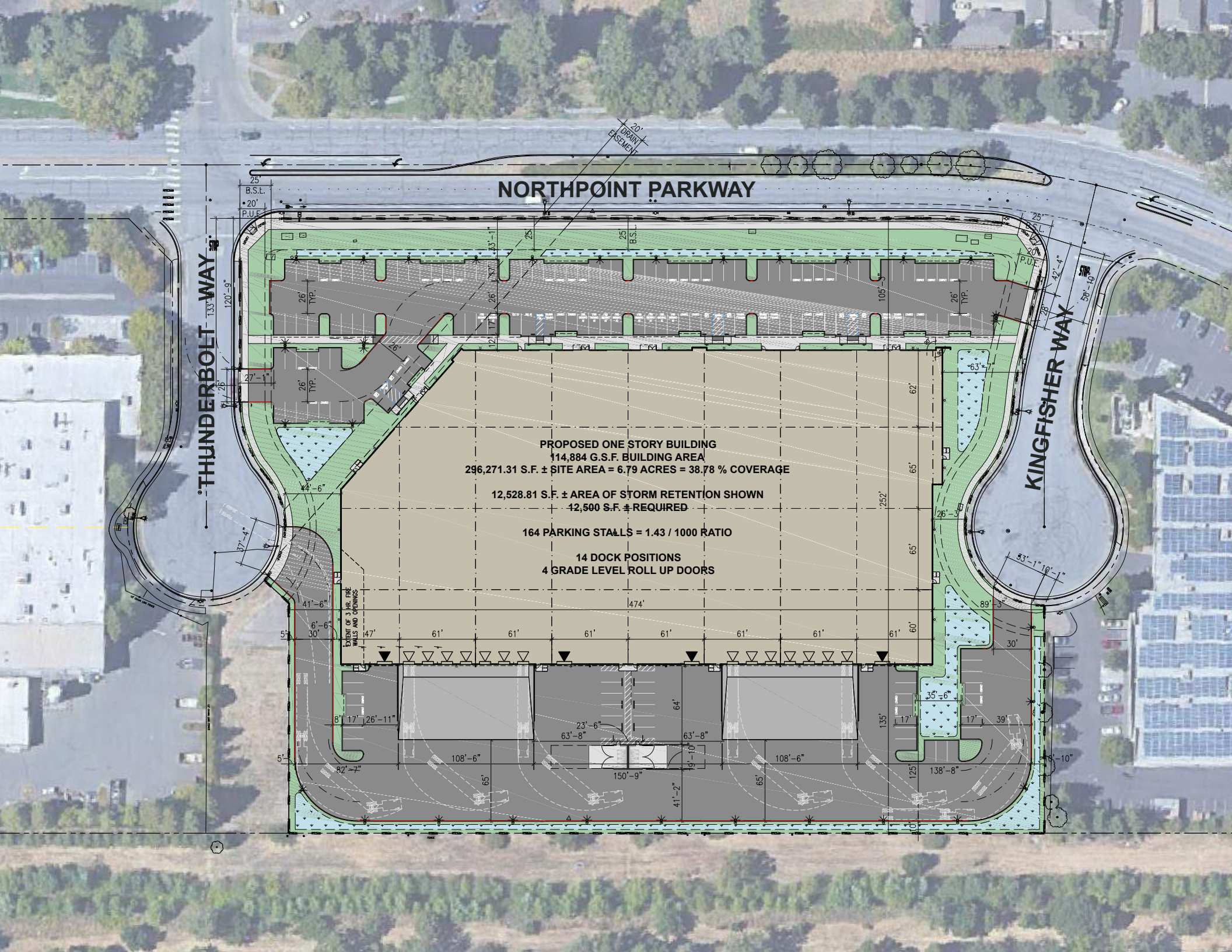


Available
4Q 2023



NORTHPOINT COMMERCE CENTER - ±115,000 SF





NORTHPOINT PARKWAY

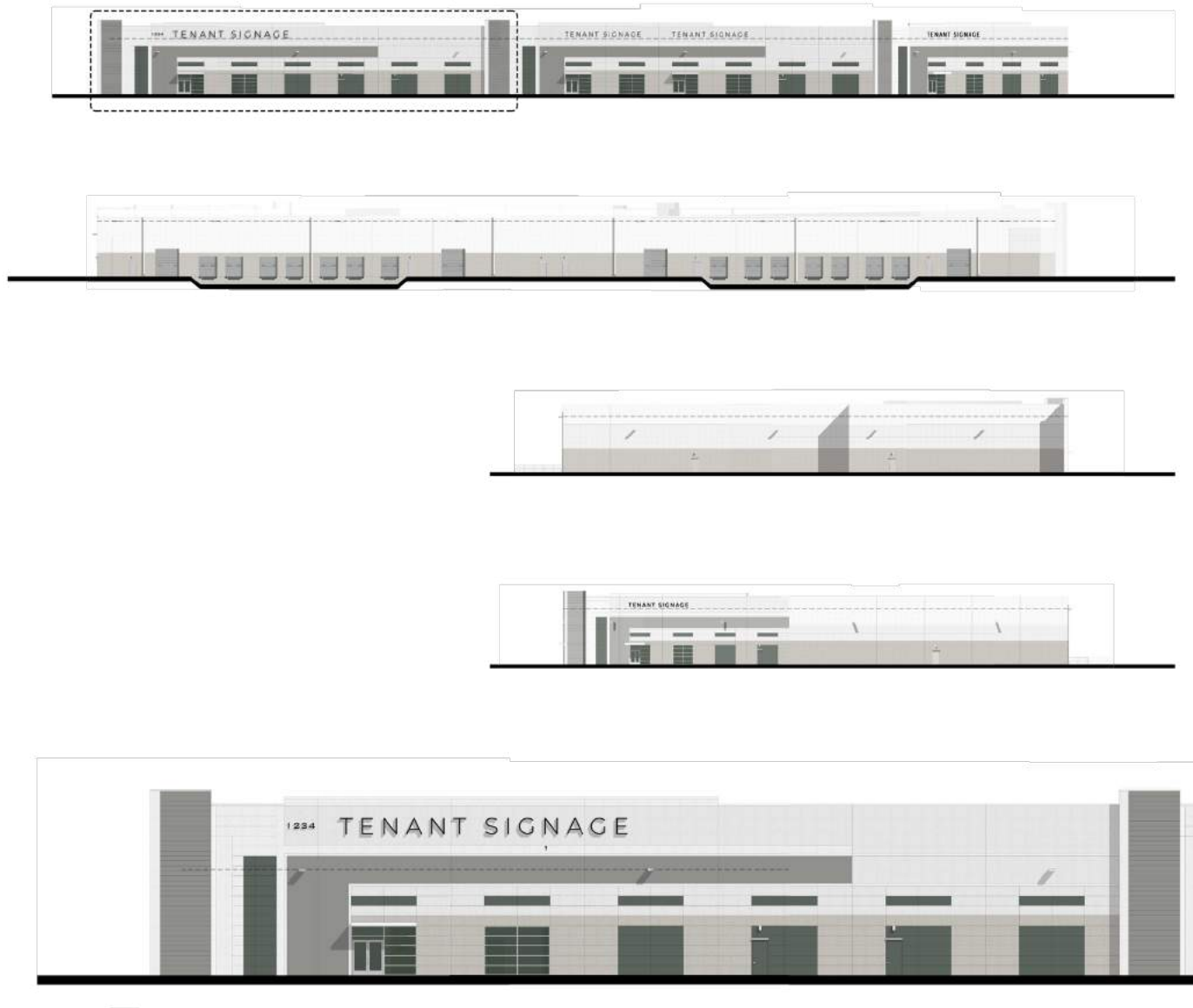
THUNDERBOLT WAY

KINGFISHER WAY

PROPOSED ONE STORY BUILDING
114,884 G.S.F. BUILDING AREA
296,271.31 S.F. ± SITE AREA = 6.79 ACRES = 38.78 % COVERAGE
12,528.81 S.F. ± AREA OF STORM RETENTION SHOWN
42,500 S.F. ± REQUIRED
164 PARKING STALLS = 1.43 / 1000 RATIO
14 DOCK POSITIONS
4 GRADE LEVEL ROLL UP DOORS

EXTENT OF 3 HR. FIRE WALLS AND OPENINGS

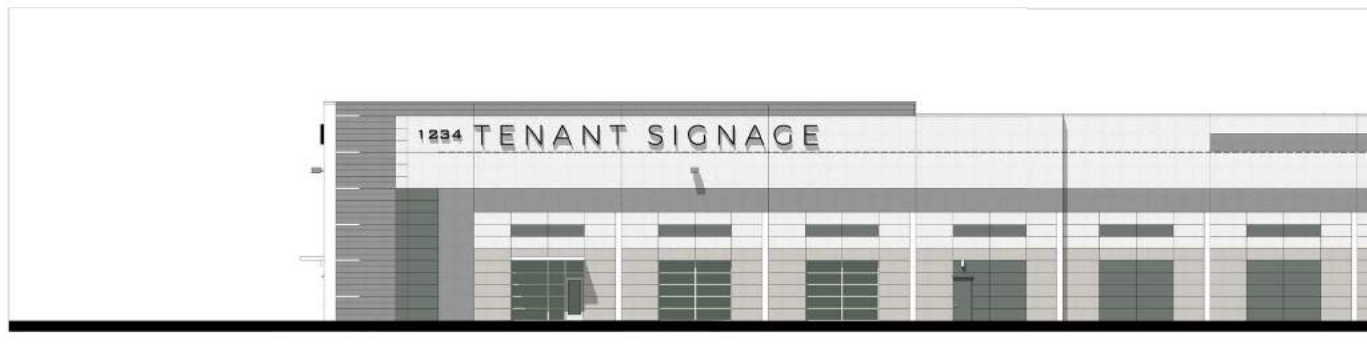
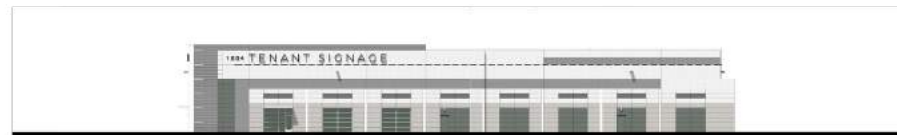
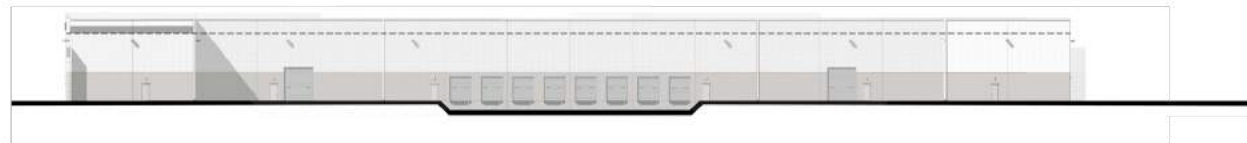
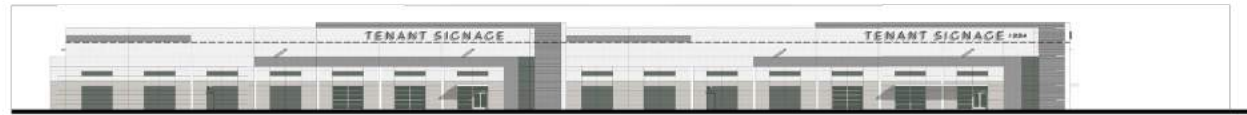
BUILDING ELEVATIONS - NORTHPOINT



HERITAGE COMMERCE CENTER - ±75,000 SF



BUILDING ELEVATIONS - HERITAGE



BUILDING SPECIFICATIONS

- $\pm 74,960$ & $114,884$ SF - Divisible to $\pm 30,700$ SF
- Concrete Tilt Construction / 6" Slab Floor
- 28" Clear Height / ESFR Sprinklers
- Multiple Depressed 9 \times 10 Dock Doors
- Multiple 12 \times 14 Grade Level Loading Doors
- Drive Around Truck Delivery Access
- Project Parking: 241 Spaces 1.42/1,000
- 2,000 AMP @ 277/480 Volt Power
- Zoning: General Industrial (IG) City of Santa Rosa

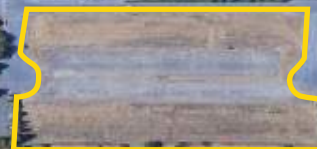


PROMINENT CORPORATE NEIGHBORS

SONIC



Amy's Kitchen Inc



NORTHROP GRUMMAN

HERITAGE

NORTHPOINT



SURROUNDING AMENITIES



- | | | |
|------------------------------------|---------------|-----------------------------|
| 1 St. Joseph Urgent Care | 9 Kings Tires | 17 Mountain Mike's Pizza |
| 2 FoodMaxx | 10 Boot Barn | 18 Xfinity Store by Comcast |
| 3 FedEx Office Print & Ship Center | 11 Starbucks | |
| 4 Del Valle Mexican Restaurant | 12 Subway | |
| 5 Starbucks | 13 Wendy's | |
| 6 O Sushi | 14 Taco Bell | |
| 7 7-Eleven | 15 KFC | |
| 8 Garcia Tires Plus | 16 Applebee's | |





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A McNeill Real Estate Services/ G4 Capital Partners Project

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