
NORTHPOINT BUSINESS PARK

2361 CIRCADIAN WAY
SANTA ROSA, CALIFORNIA

FOR SALE

2 ACRES (±87,120 SF)
\$523,000 (\$6.00/SF)

Exclusive Agent:

Barry Palma, CCIM

Senior Managing Director

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CA DRE #00901364

NEWMARK

NORTHPOINT BUSINESS PARK

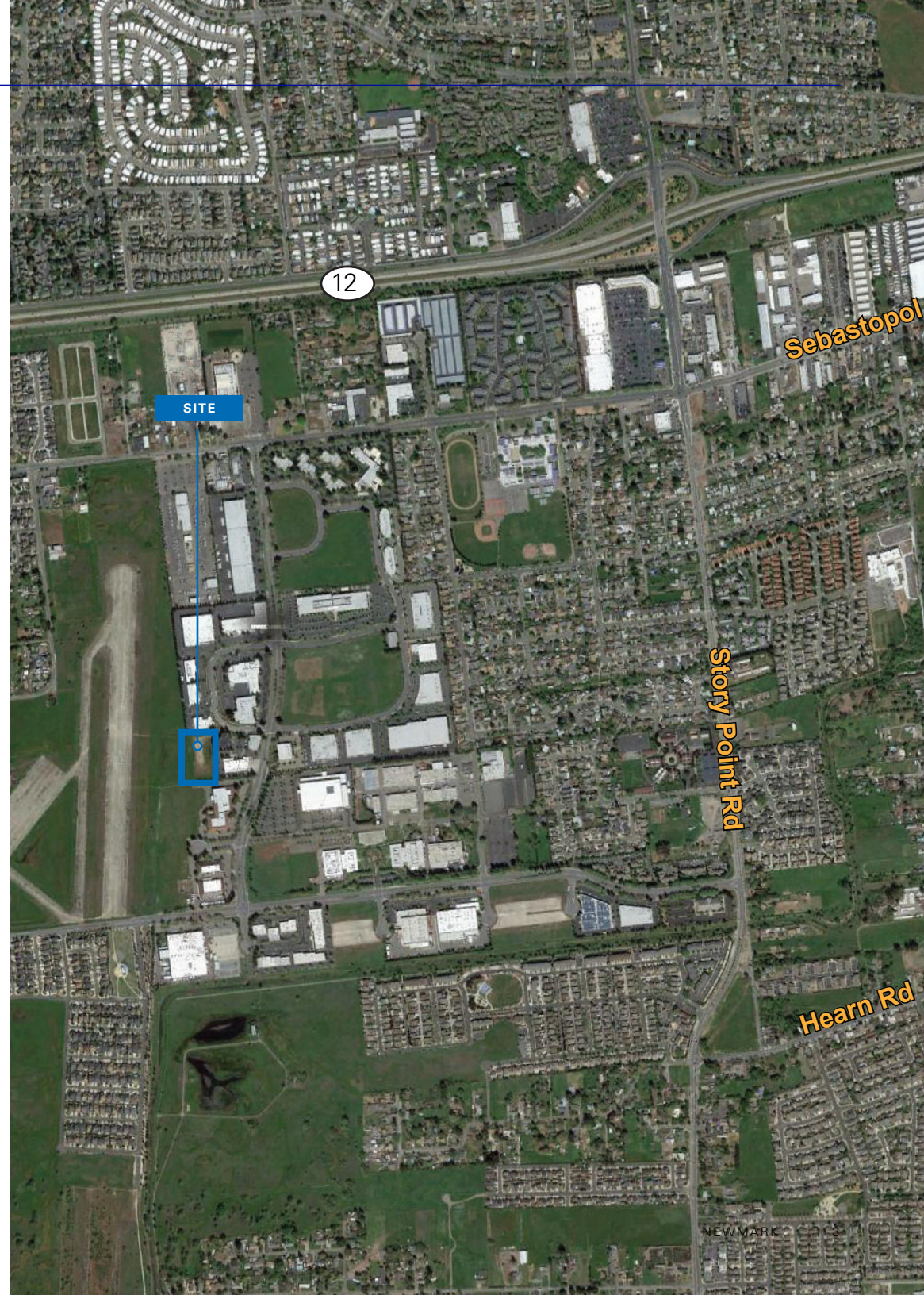


NORTHPOINT BUSINESS PARK

About

This parcel is part of Northpoint Business Park which is a master planned development in Southwest Santa Rosa originally developed in the late 1980's. The utility and street infrastructure for the Business park is in place as this is one of the last remaining parcels available. The site is a flat parcel of which approximately 75% of the site was raised approximately three feet for the construction of a $\pm 24,000$ SF building pad.

The Sellers have contracted with an Environmental Consultant to update any reports regarding California Tiger Salamander and wetlands. According to one report completed in the fall of 2009 it stated the site development would result in the fill and loss of .27 acres of seasonal wetland habitat and 2.0 acres of suitable CTS aestivation and dispersal habitat.



NORTHPOINT BUSINESS PARK

2361 Circadian Way

SANTA ROSA, CALIFORNIA

Approximate Size

2 Acres (\pm 87,120 SF)

Sale Price

\$523,000 (\$6.00/SF)

APN#

035-133-008

Possession

Available now

Zoned

(BP) Business Park

Utilities

City water, sewage, PG&E, fiber in street

Comments

There are over a million square feet within the Northpoint Business Park which is occupied by several prestigious national and regional firms such as Kyocea Document Solution Northern California, Amy's Kitchen (organic food processors), Viavi Solutions (previously known as JDS Uniphase), Kaiser Permanente, the County of Sonoma, Sonic (regional internet service provider), PNI Sensor Corporation (electronic component manufacturer) as well as First American Home Warranty. Under Construction is a new V.A. Hospital.



NORTHPOINT BUSINESS PARK



The Northpoint Business Park is located at the intersection of Sebastopol Road and Corporate Center Parkway, just southwest of Downtown Santa Rosa, Hwy-101 and Hwy-12.



The Northpoint Business Park is a master planned development covering ±110 acres.



The business park was developed in 1985 by O'Donnell Hopkins and Metropolitan Life Insurance Company who built ten flex and distribution buildings, as well as a five building office complex now known as "The Lakes".



The zoning district is BP (Business Park) and requires the approval of a Conditional Use Permit or a Minor Use Permit per Table 2-10. Permitted uses with a use permit would be Office Business, Medical, Brewery, Cannabis, Laboratory, Printing, R&D, Winery production, warehouse, wholesaling and distribution (for a full list contact selling agent)



The Northpoint Business Park has grown through the years and continues to attract new companies looking to lease and develop buildings for their own use.

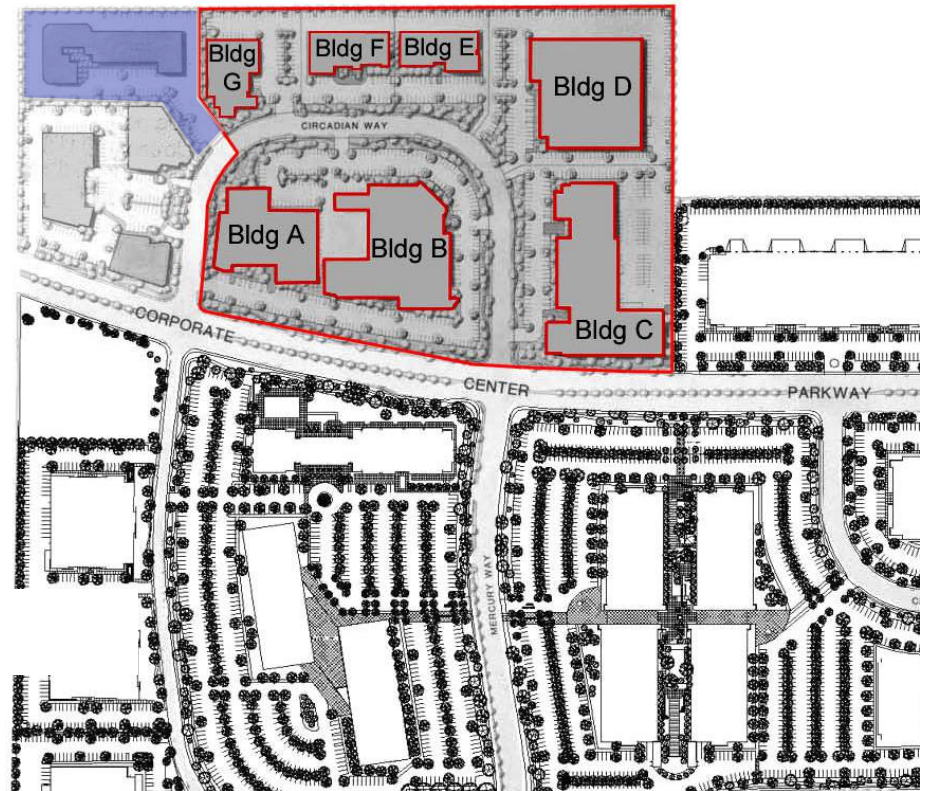
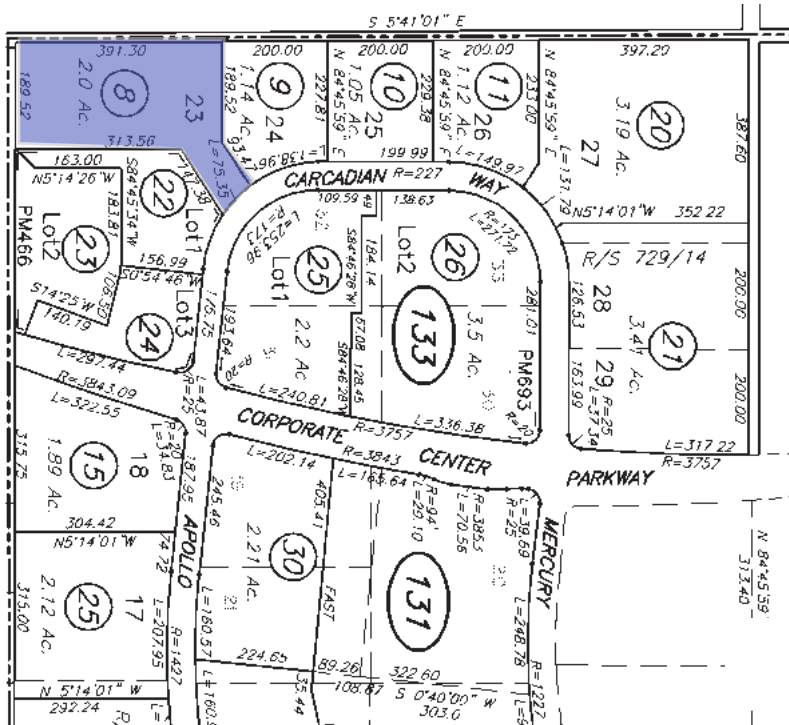


The developers still own seven of the ten flex buildings. Two of the flex buildings were sold and are occupied by their owners, and the third was sold to the City of Santa Rosa for their fire station.



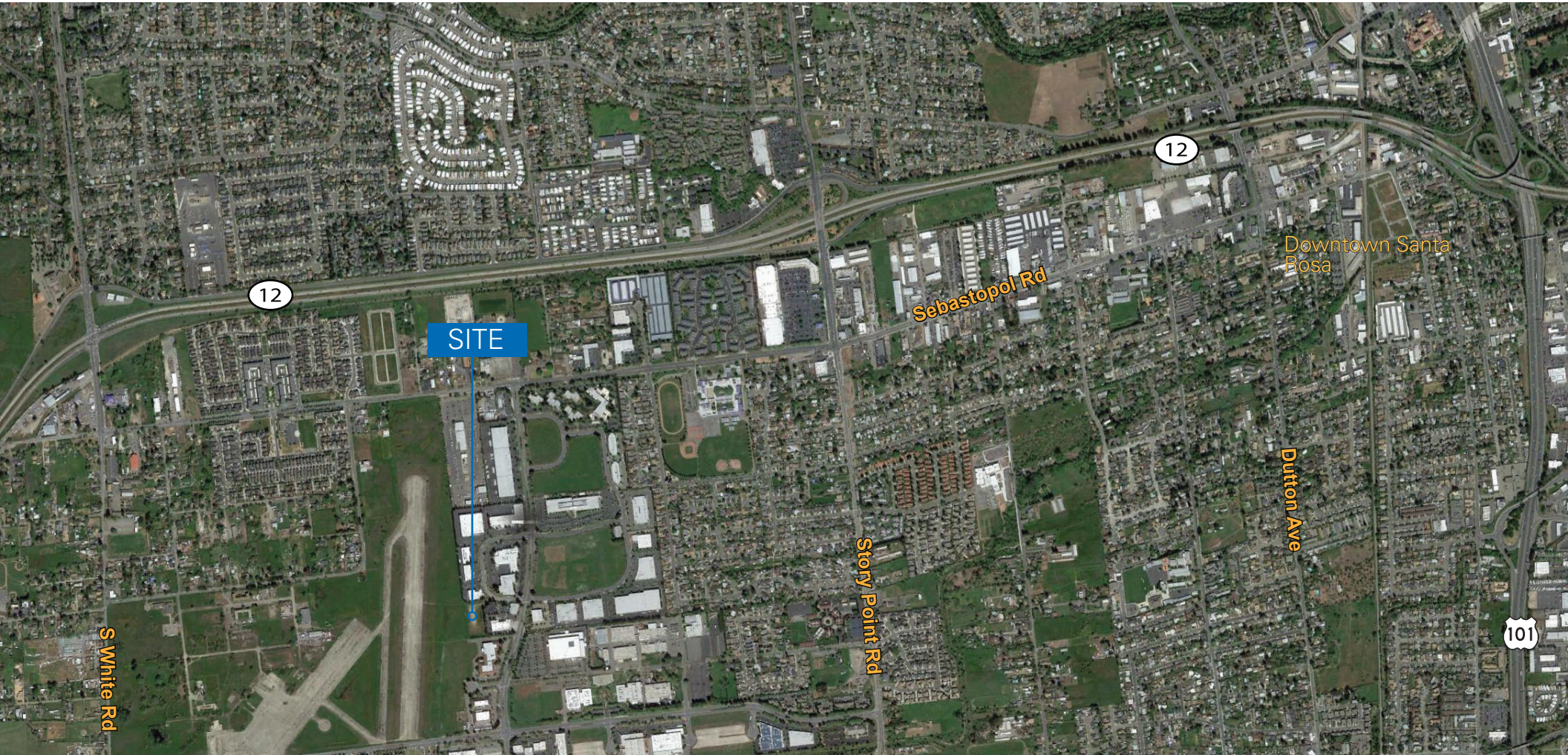
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Tax Map **Approximate Size** 87,120 SF 2 Acres



NORTHPOINT BUSINESS PARK

Aerial Location Map



Northpoint Business Park

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Santa Rosa, California*

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