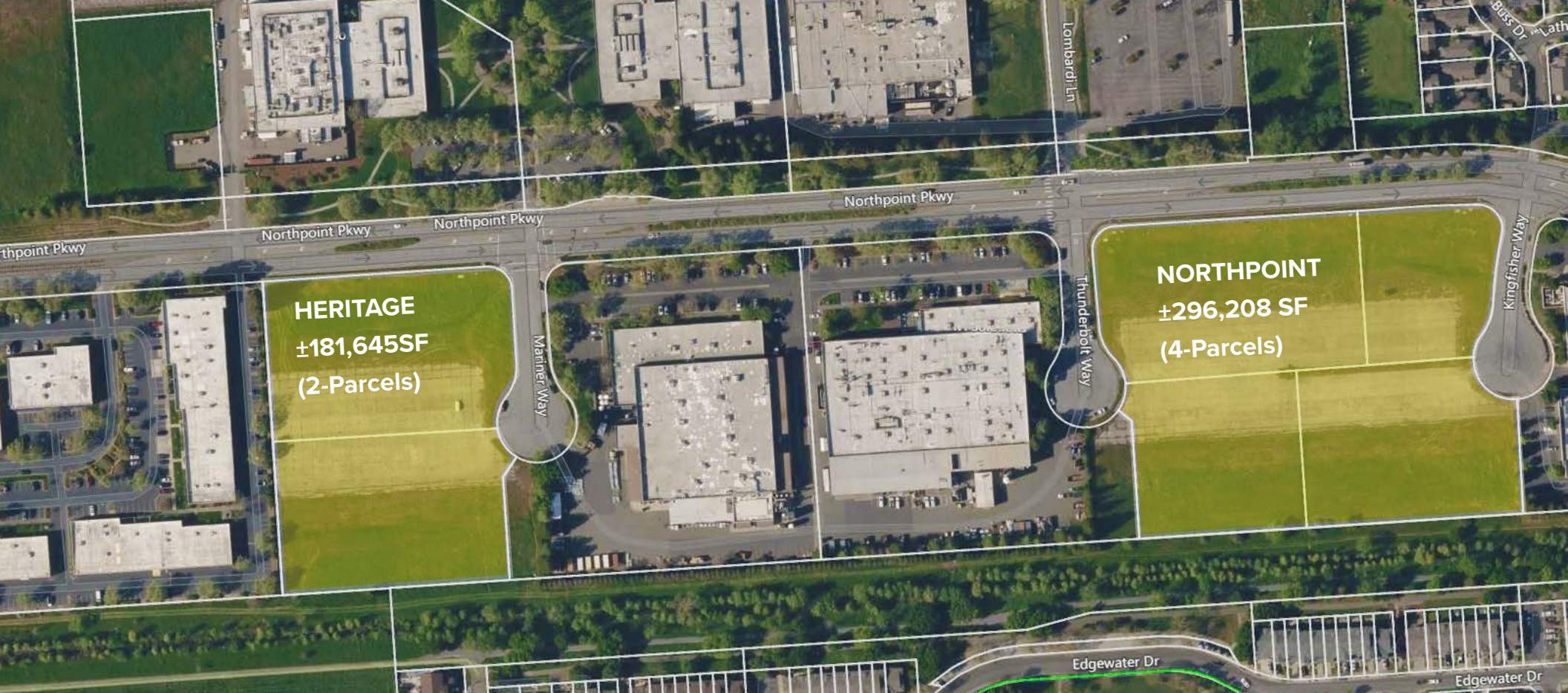




SANTA ROSA INDUSTRIAL PARCELS FOR SALE

SANTA ROSA, CA

LAND ACRES **±10.97**

NORTHPOINT **±296,208 SF (4-Parcels)**

HERITAGE **±181,645 SF (2-Parcels)**

NEWMARK

Ron Reinking

Managing Director

707-888-1854

ron.reinking@nmrk.com

CA RE LIC#00931004

PROPERTY SUMMARY

NORTHPOINT- HERITAGE INDUSTRIAL PARCELS SANTA ROSA | CA

- ±4.17 to ±6.90 Acres
- Multiple parcels (individual sales will be considered)
- Price: \$16 PSF
- Parcels Are Fully Mitigated for Wetland and California Tiger Salamander
- Zoned IG (General Industrial) City of Santa Rosa
- Multiple Street Frontage Providing Excellent Access
- Street Improvements: Curb, Gutter, Storm Drain, Fire Hydrants Installed
- Suitable for Logistics, Manufacturing And Warehousing
- City Sewer and Water Service
- Gas & Electric Provided By PG&E
- Located In Established Industrial Park
- Rare Ready-to-Build Parcels with Approved Industrial buildings (115,000 SF & 75,000 SF)
- Perfect Owner/User or Development Opportunity
- 20 Minute Drive To Charles M. Shultz (Sonoma County) Airport



PROPERTY PARCELS



PROMINENT CORPORATE NEIGHBORS

SONIC.



Amy's Kitchen Inc



±4.17 ACRES

±6.80 ACRES

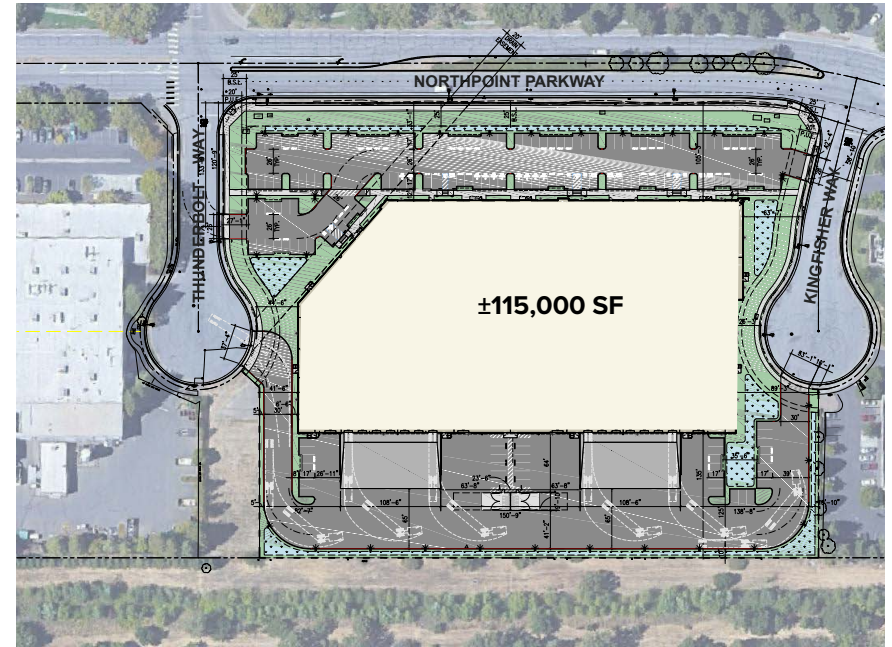
NORTHROP GRUMMAN

HERITAGE

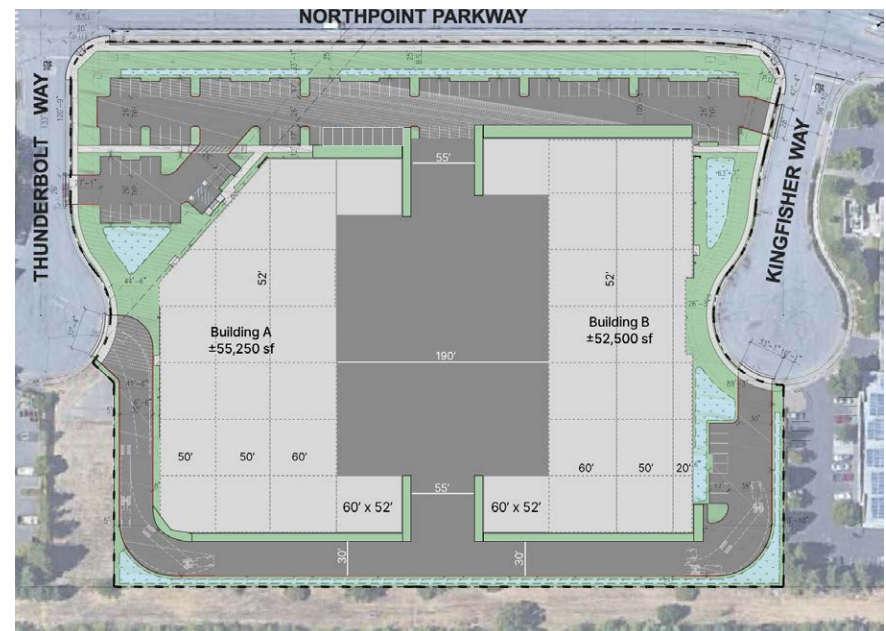
NORTHPOINT



APPROVED INDUSTRIAL BUILDINGS - $\pm 115,000$ & $\pm 75,000$ SF



CONCEPTUAL TWO BUILDING SITE PLAN



SURROUNDING AMENITIES

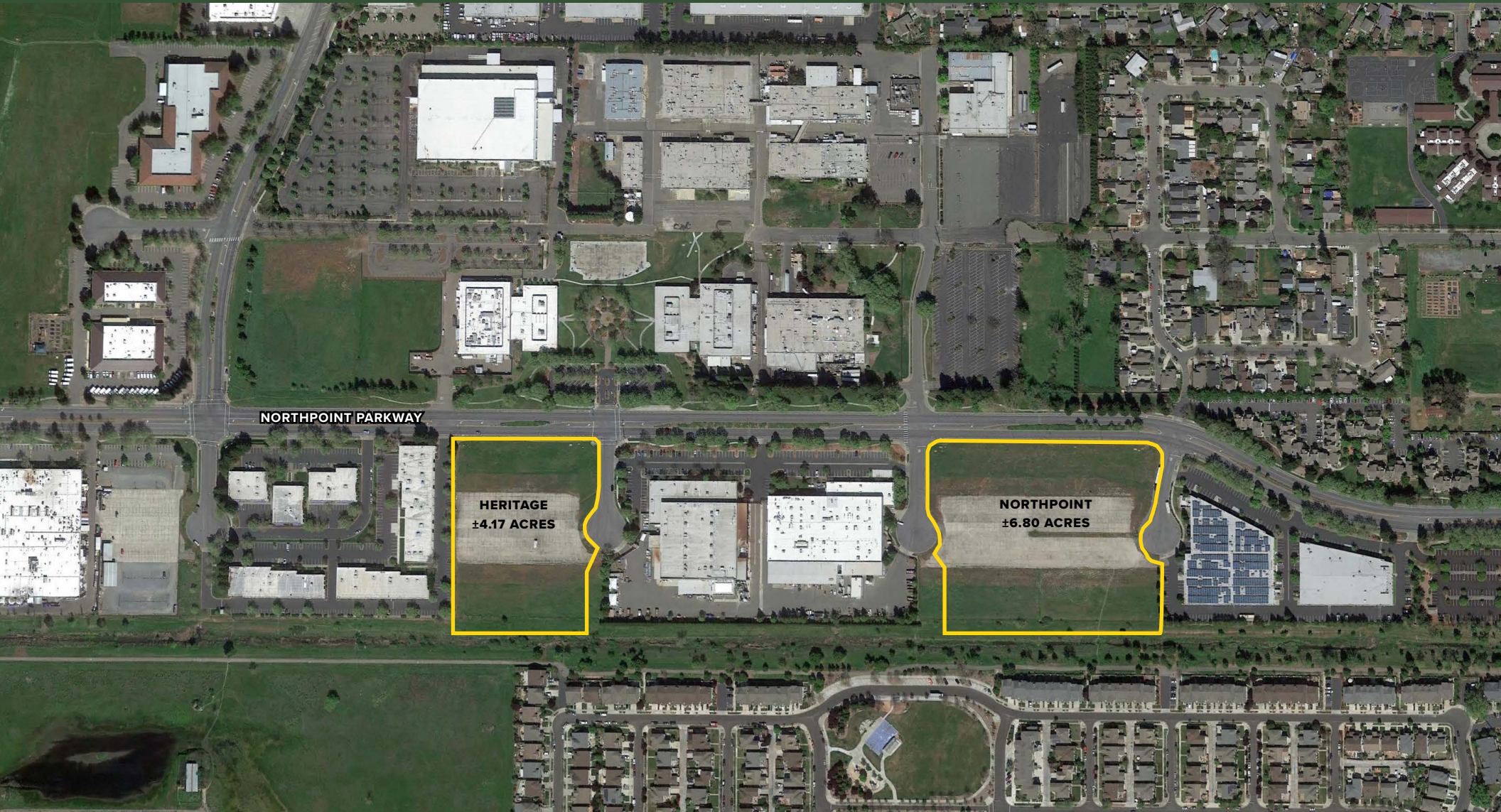


- | | | |
|------------------------------------|---------------|-----------------------------|
| 1 St. Joseph Urgent Care | 9 Kings Tires | 17 Mountain Mike's Pizza |
| 2 FoodMaxx | 10 Boot Barn | 18 Xfinity Store by Comcast |
| 3 FedEx Office Print & Ship Center | 11 Starbucks | |
| 4 Del Valle Mexican 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 | |



SANTA ROSA INDUSTRIAL PARCELS FOR SALE

NORTHPOINT PARKWAY, SANTA ROSA, CA



NEWMARK

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