

# FULLY APPROVED INDUSTRIAL BUILDINGS IN SANTA ROSA FOR SALE OR LEASE

## NORTHPOINT & HERITAGE COMMERCE CENTERS

NORTHPOINT PARKWAY, SANTA ROSA, CA

- New Construction - Delivery 3Q 2026



### TWO CLASS A Industrial Buildings

- Northpoint  $\pm 115,000$  SF
- Heritage  $\pm 75,000$  SF

**NEWMARK**

Divisible To  $\pm 30,700$  SF

Manufacturing- Distribution - Warehousing

**Ron Reinking**

Managing Director

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CA DRE #00931004

# AVAILABILITY HIGHLIGHTS



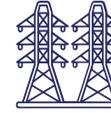
±75,000 SF & ±115,000 SF  
Available For Sale or Lease



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

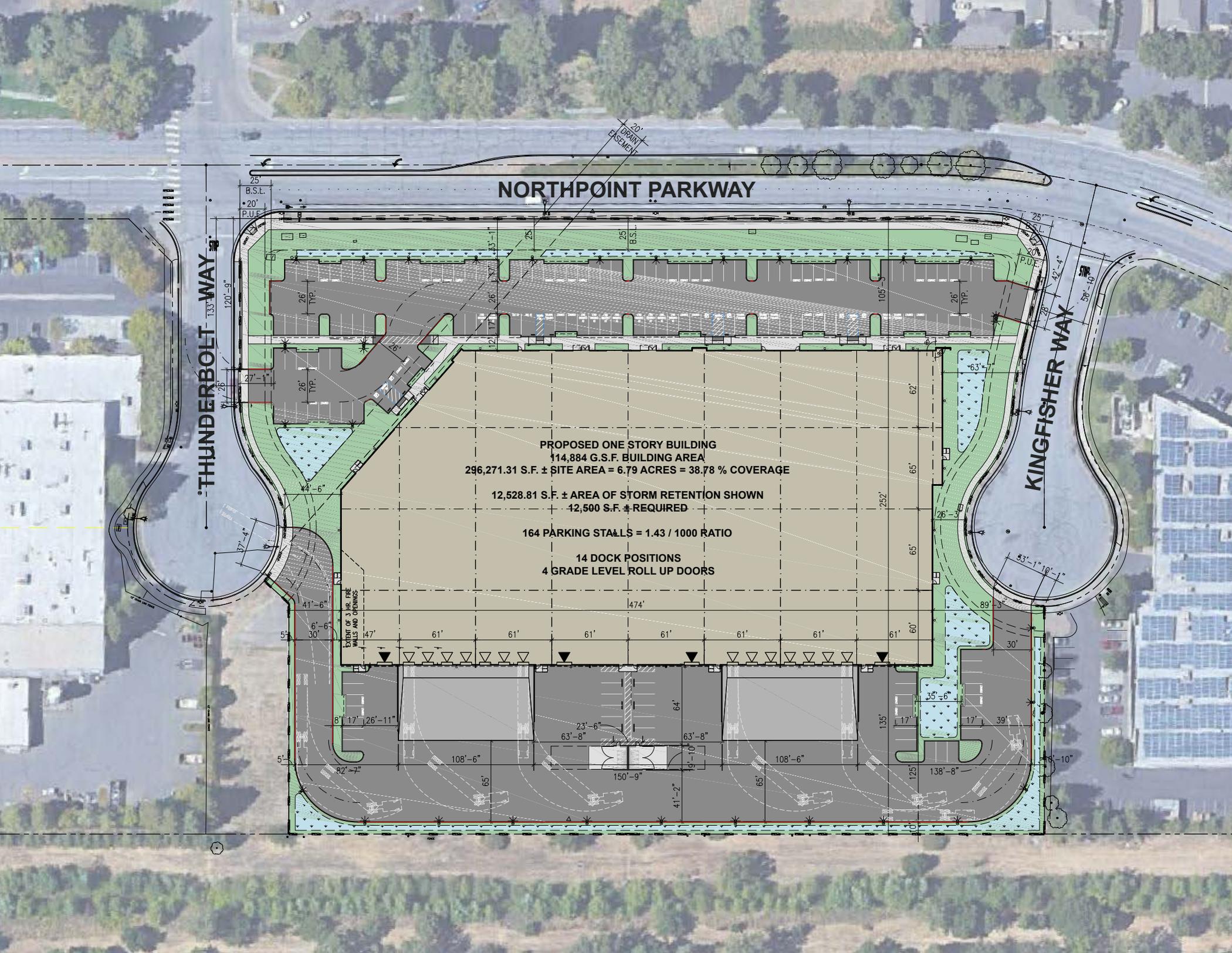


Available  
3Q 2026



# 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**

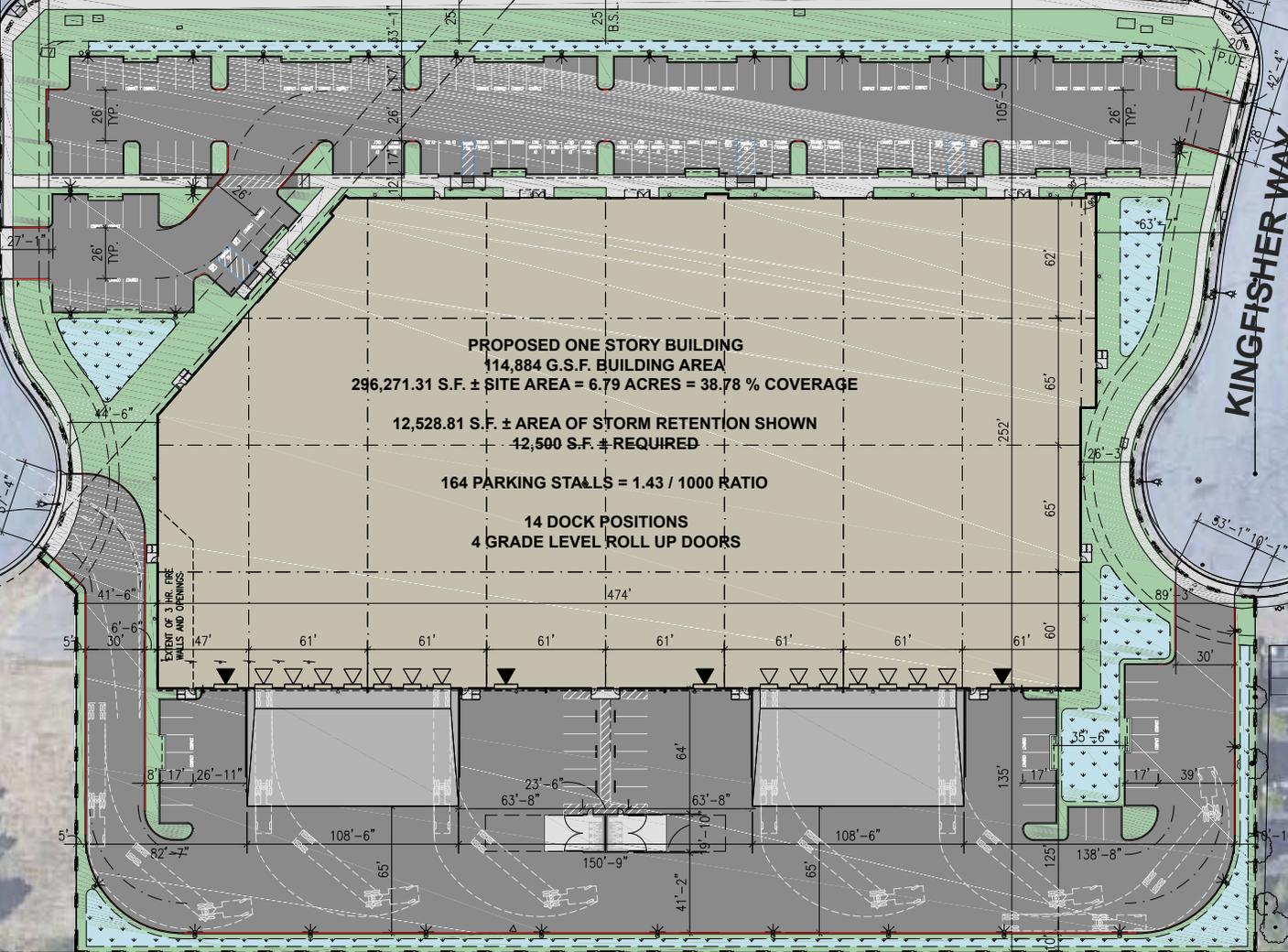
**14 DOCK POSITIONS**  
**4 GRADE LEVEL ROLL UP DOORS**

25' B.S.L.  
 • 20' P.U.E.

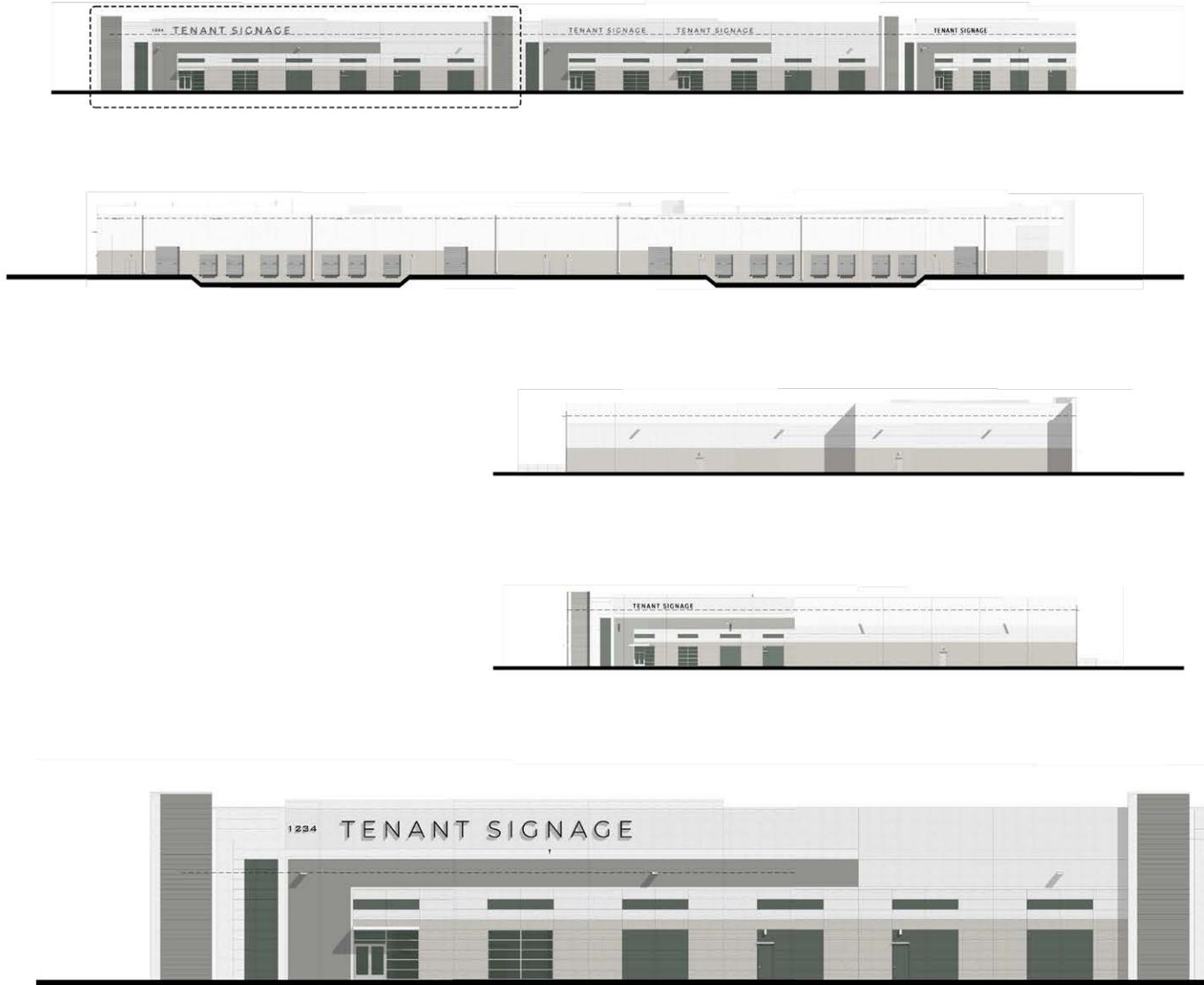
20' DRAIN EASEMENT

25' B.S.L.  
 • 20' P.U.E.

EXTENT OF 3 HR. FIRE WALLS AND OPENINGS

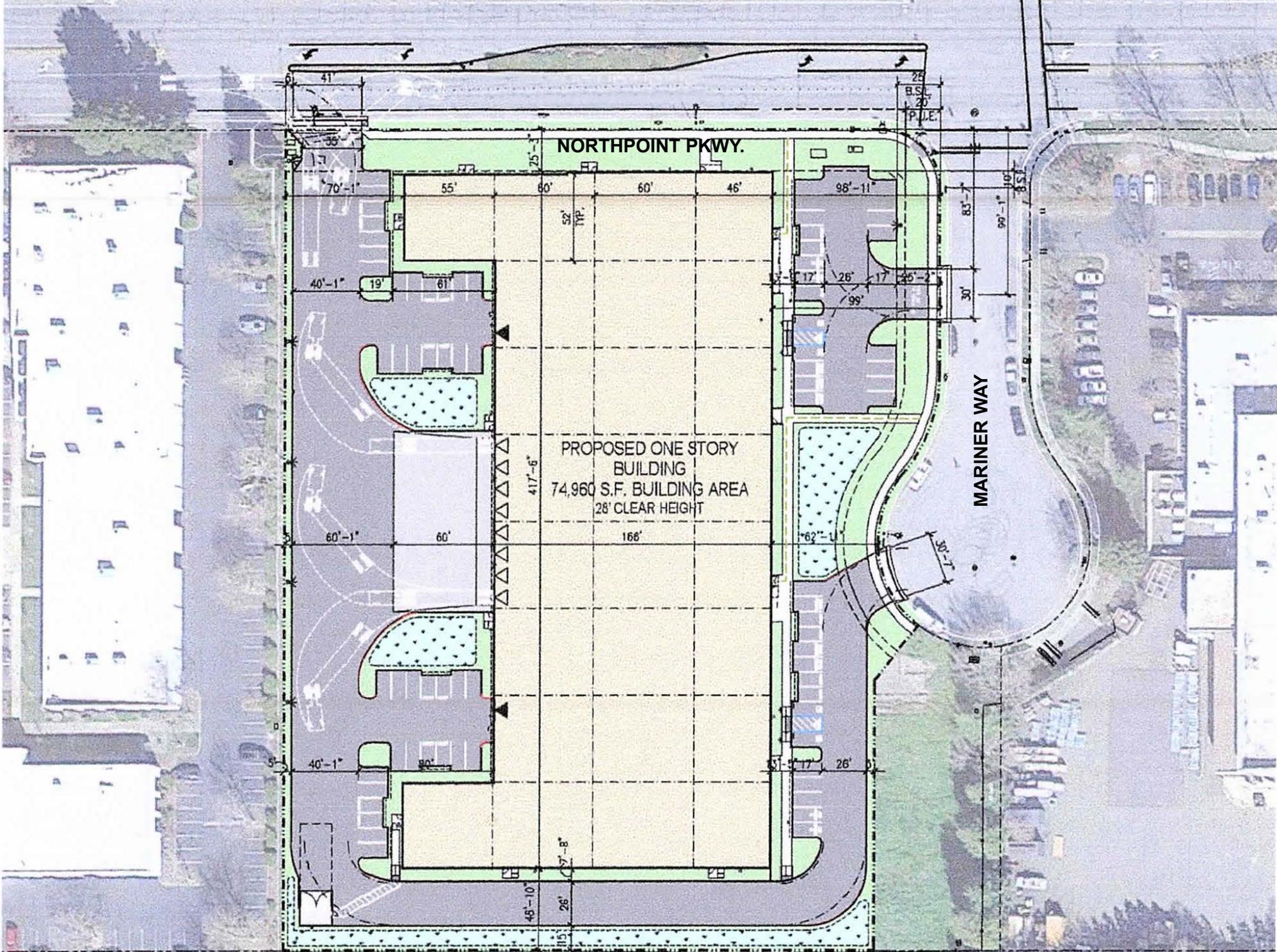


# BUILDING ELEVATIONS - NORTHPOINT

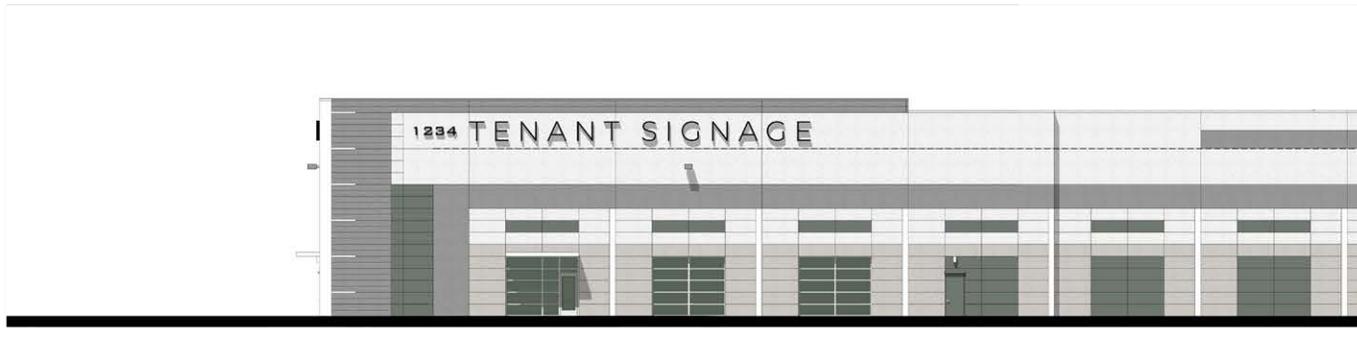
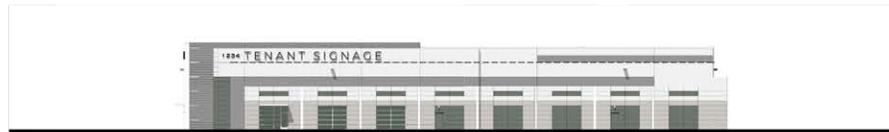
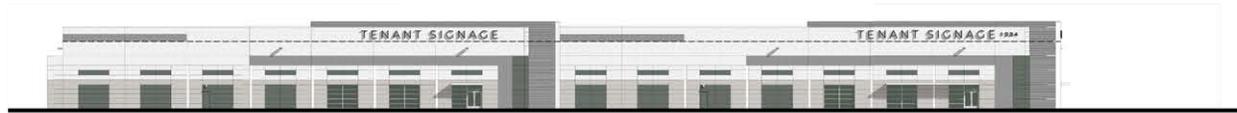


# HERITAGE COMMERCE CENTER - ±75,000 SF





# BUILDING ELEVATIONS - HERITAGE



# BUILDING SPECIFICATIONS

- ±74,960 & 114,884 SF - Divisible to ±30,700 SF
- Concrete Tilt Construction / 6" Slab Floor
- 28" Clear Height / ESFR Sprinklers
- Multiple Depressed 9×10 Dock Doors
- Multiple 12×14 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



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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