

INTRODUCING: NORTHPOINT & HERITAGE COMMERCE CENTERS

SANTA ROSA, CA



TWO CLASS "A" Industrial Buildings

- Northpoint ±115,000 SF
- Heritage ±75,000 SF

Divisible To ±30,700 SF

Manufacturing- Distribution - Warehousing

NEWMARK

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CA DRE #00931004

AVAILABILITY HIGHLIGHTS



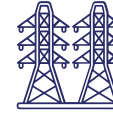
±75,000 & 115,000
Available For Lease



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 Neighbours



Convenient Access to Retail
Amenities



Up To 1.43/1,000
Parking Ratio



Available
4Q 2022



NORTHPOINT COMMERCE CENTER - 115,000 SF



THUNDERBOLT WAY

NORTHPOINT PARKWAY

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

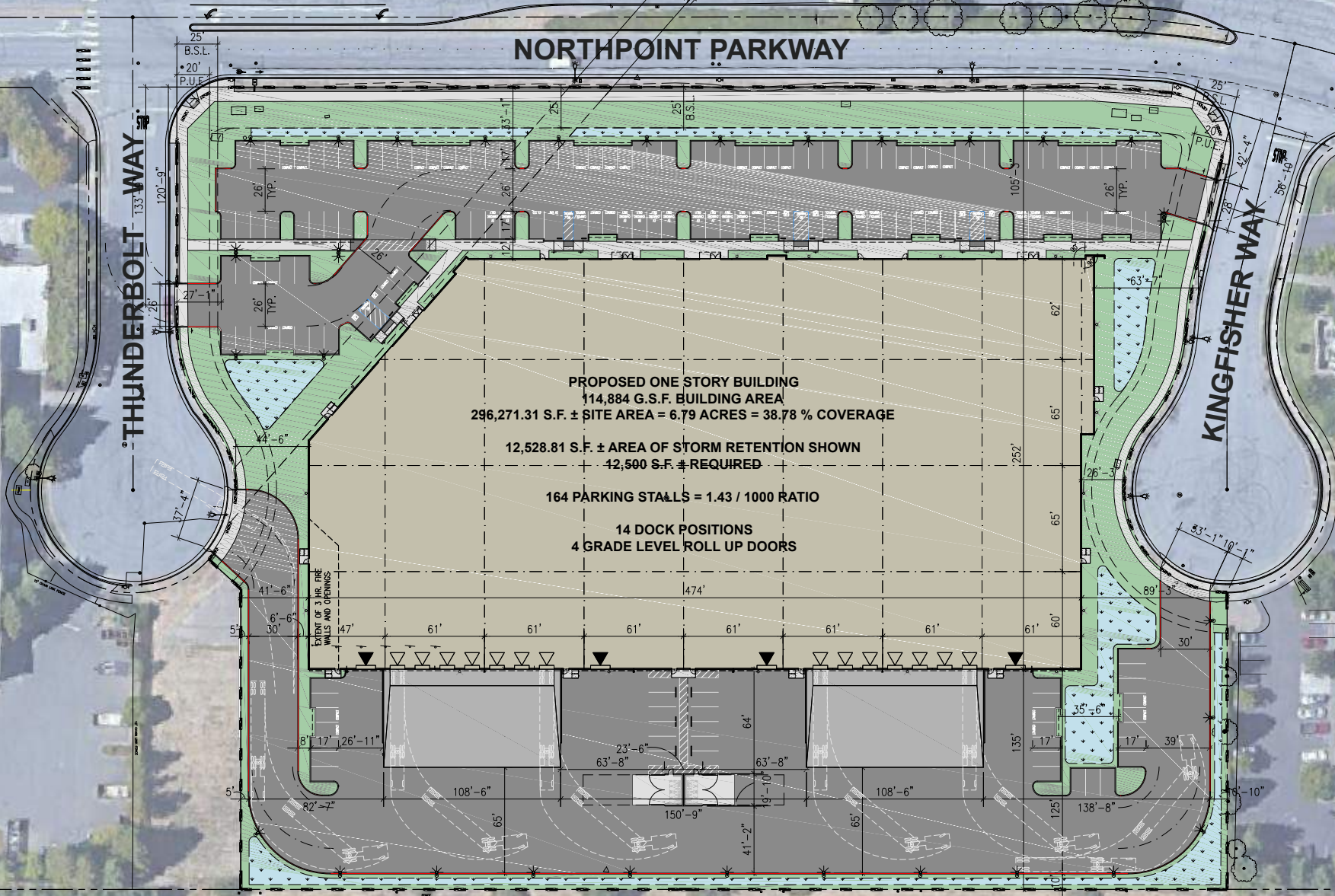
164 PARKING STALLS = 1.43 / 1000 RATIO

14 DOCK POSITIONS
4 GRADE LEVEL ROLL UP DOORS

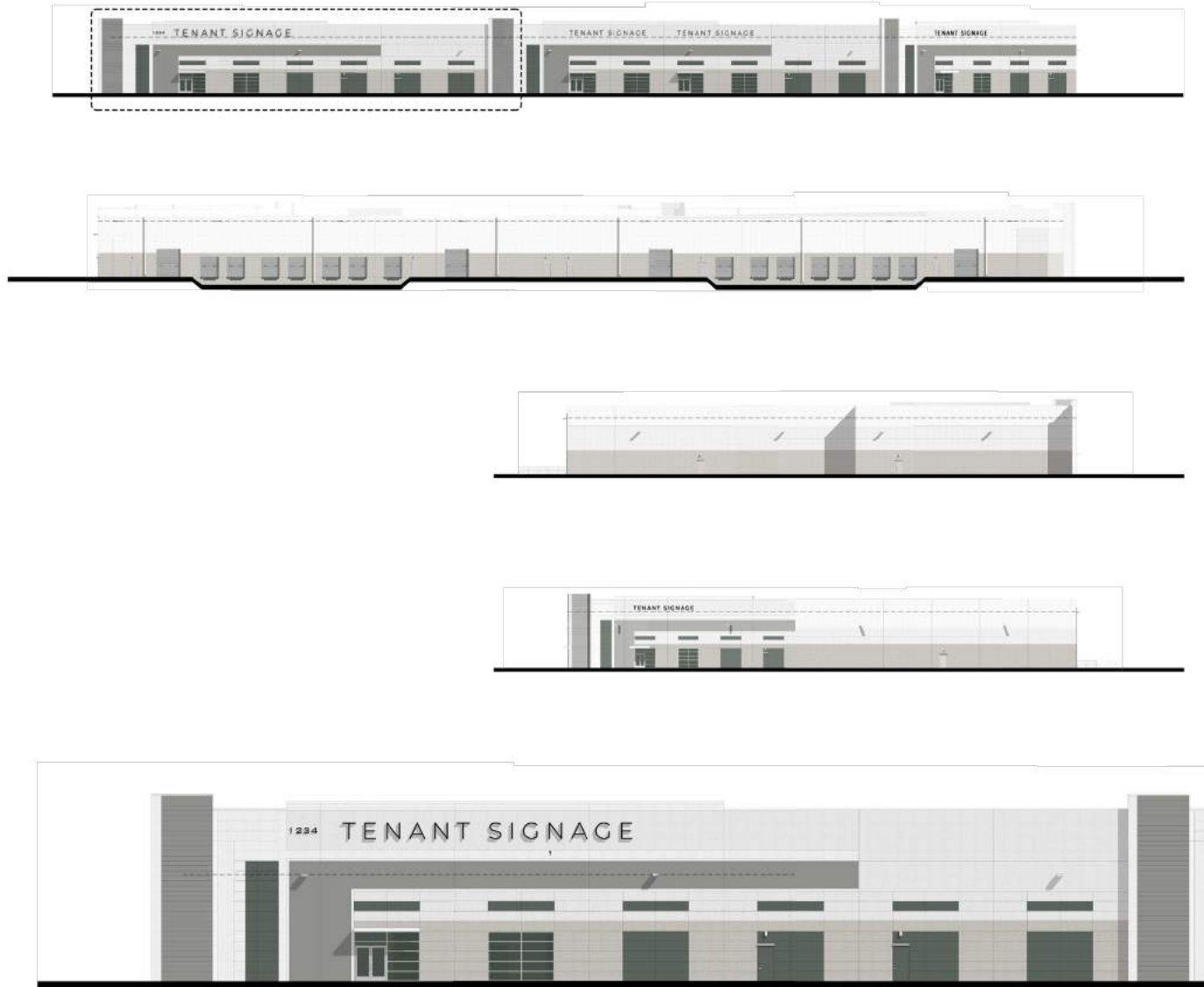
25' B.S.L.
20' P.U.E.

20' DRAIN EASEMENT

EXTENT OF 3 HR. FIRE WALLS AND OPENINGS

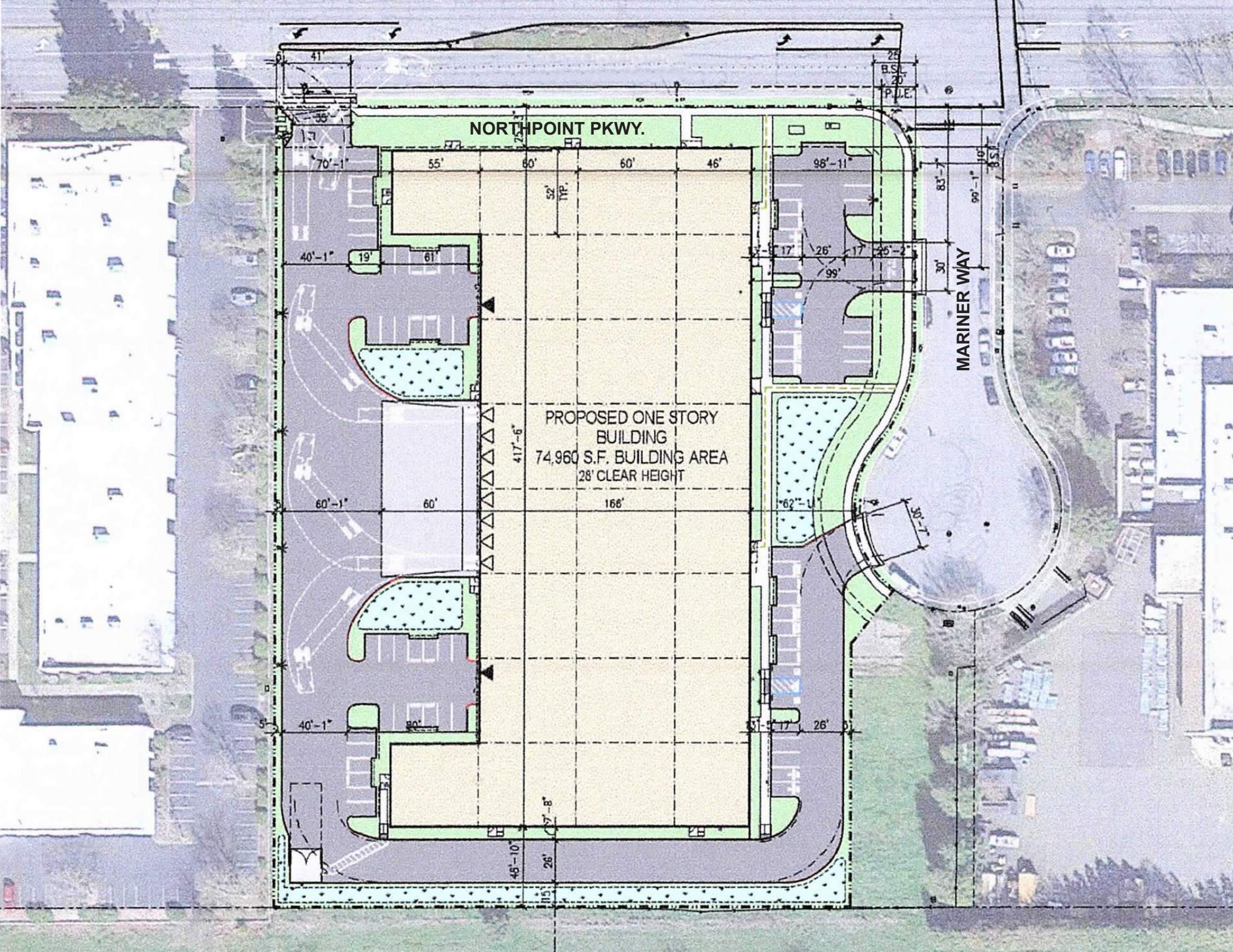


BUILDING ELEVATIONS - NORTHPOINT



HERITAGE COMMERCE CENTER - ± 75,000 SF

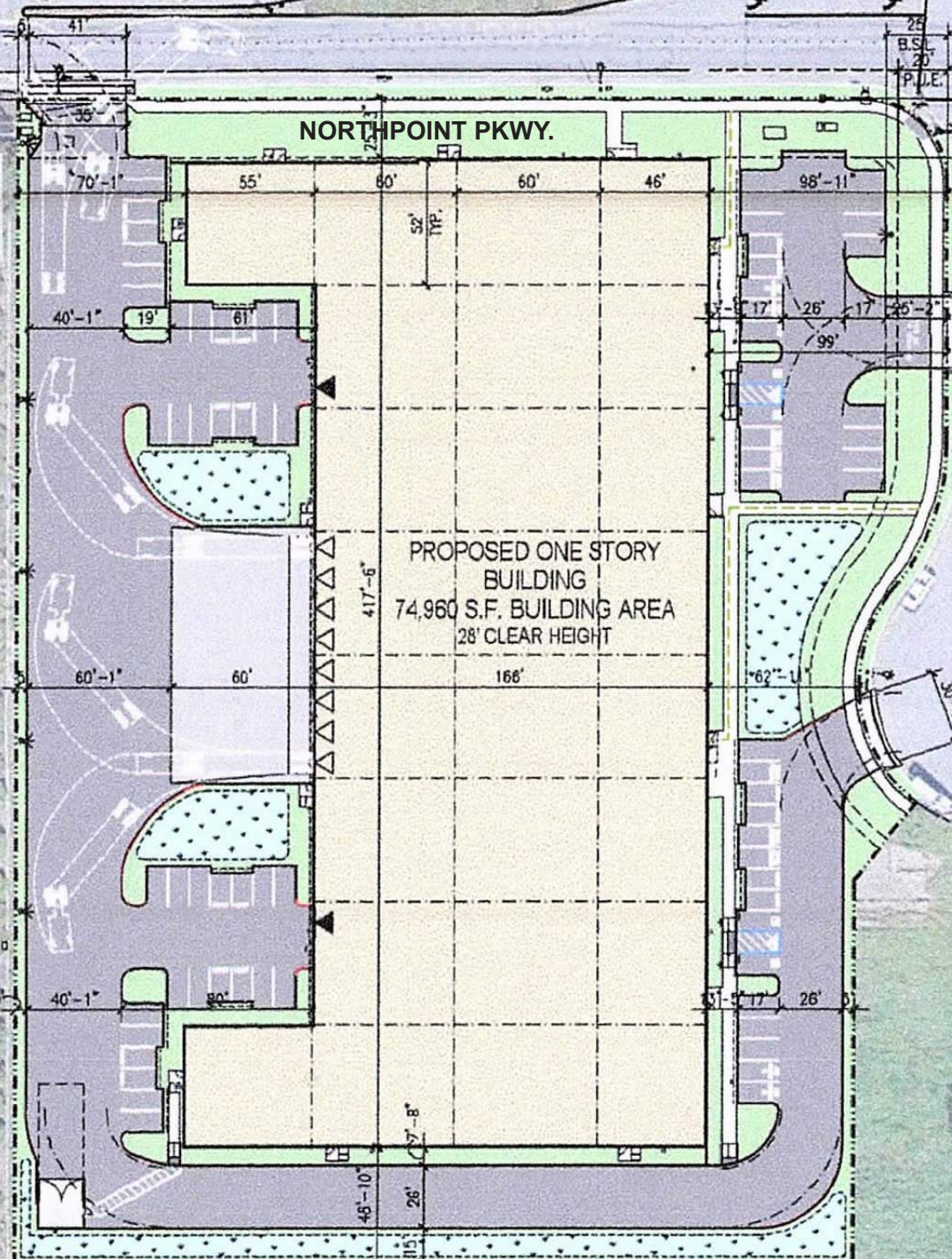




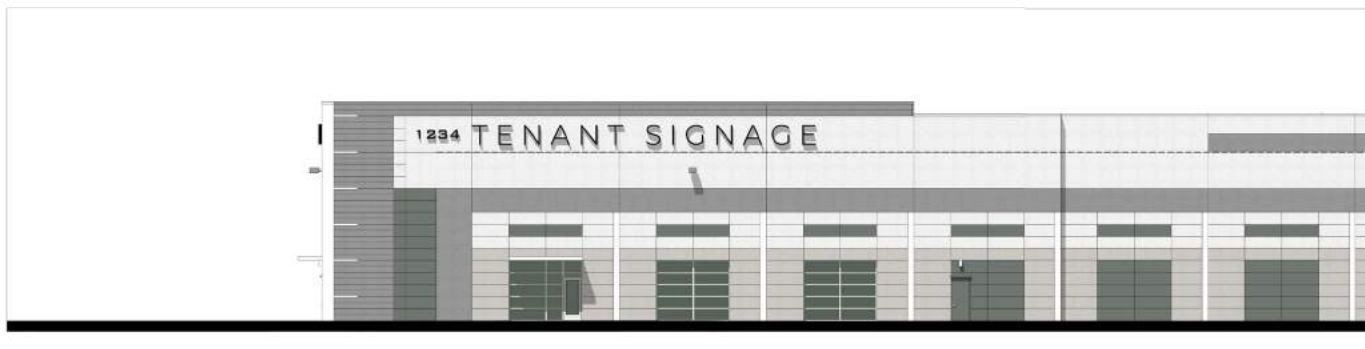
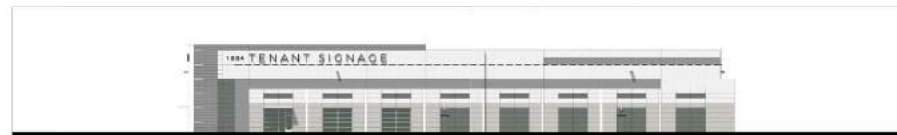
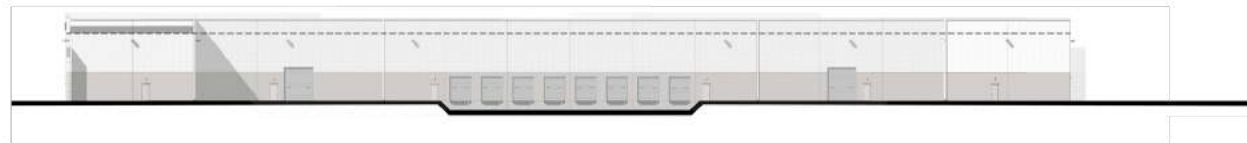
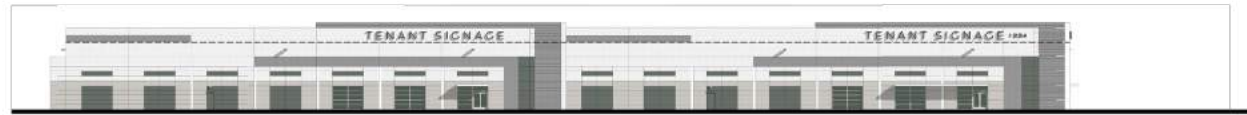
NORTHPOINT PKWY.

MARINER WAY

PROPOSED ONE STORY
BUILDING
74,960 S.F. BUILDING AREA
28' CLEAR HEIGHT



BUILDING ELEVATIONS - HERITAGE



BUILDING SPECIFICATIONS

- 74,960 & 114,884 SF - Divisible to \pm 30,700
- 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
- 2 FoodMaxx
- 3 FedEx Office Print & Ship Center
- 4 Del Valle Mexican Restaurant
- 5 Starbucks
- 6 O Sushi
- 7 7-Eleven
- 8 Garcia Tires Plus

- 9 Kings Tires
- 10 Boot Barn
- 11 Starbucks
- 12 Subway
- 13 Wendy's
- 14 Taco Bell
- 15 KFC
- 16 Applebee's

- 17 Mountain Mike's Pizza
- 18 Xfinity Store by Comcast





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A McNeill Real Estate Services/ G4 Capital Partners Project

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