

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

## NORTHPOINT & HERITAGE COMMERCE CENTERS

NORTHPOINT PARKWAY, SANTA ROSA, CA



### TWO CLASS A Industrial Buildings

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

**NEWMARK**

Divisible To ±30,700 SF

Manufacturing- Distribution - Warehousing

### **Ron Reinking**

Managing Director

707-888-1854

ron.reinking@nmrk.com

CA RE LIC #00931004

# AVAILABILITY HIGHLIGHTS



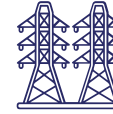
±75,000 SF & ±115,000 SF  
Available For Sale or Lease



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

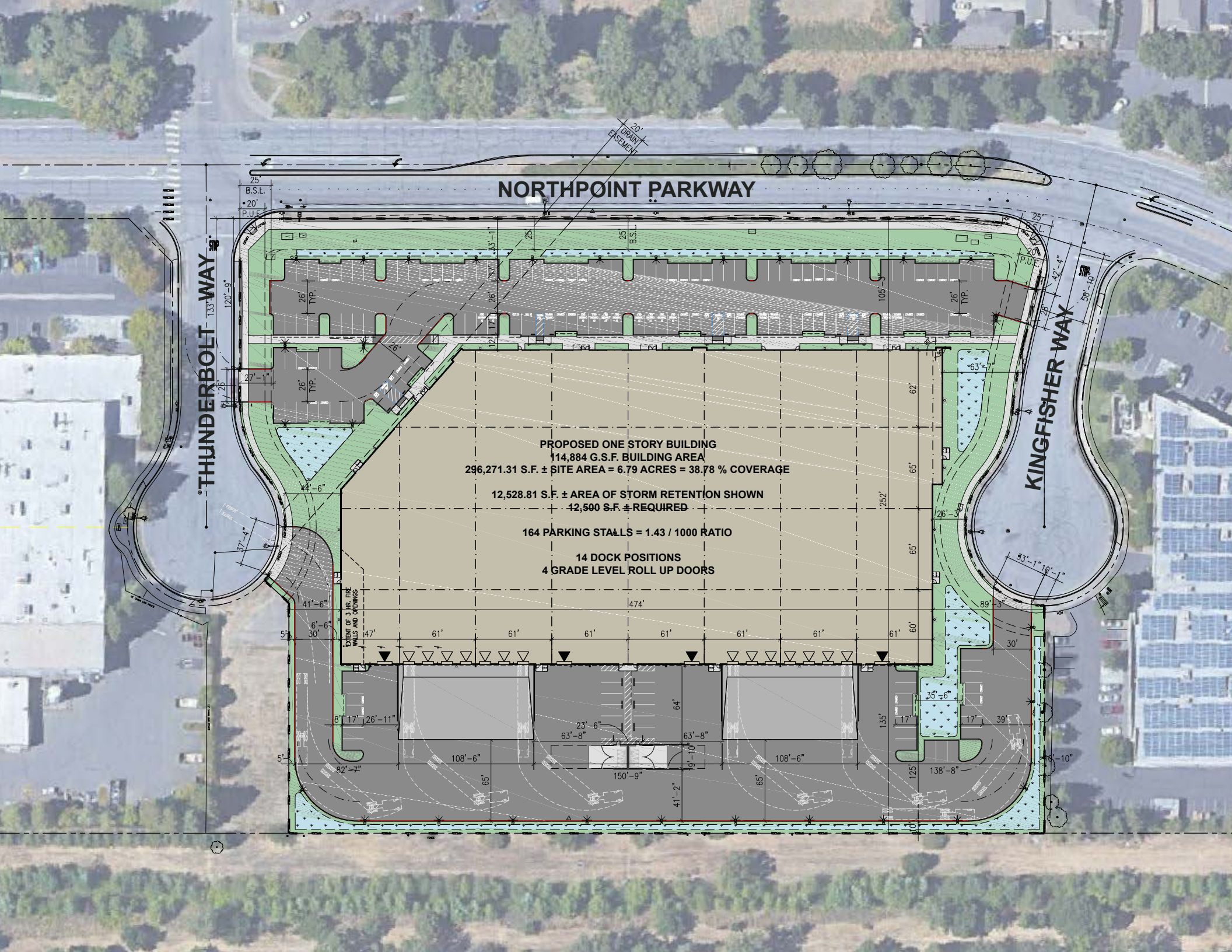


Up To 1.43/1,000  
Parking Ratio



# 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**

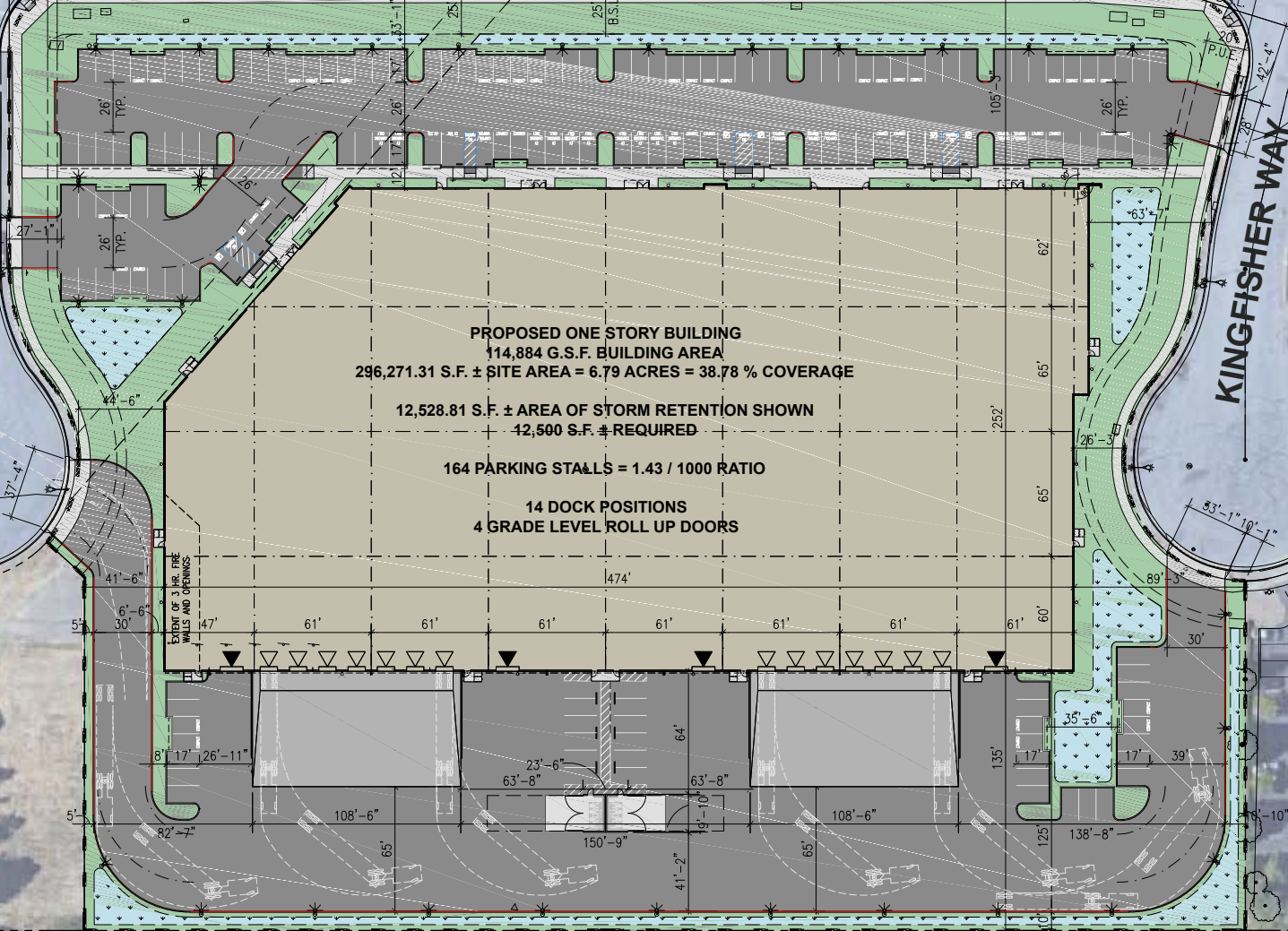
**14 DOCK POSITIONS**  
**4 GRADE LEVEL ROLL UP DOORS**

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

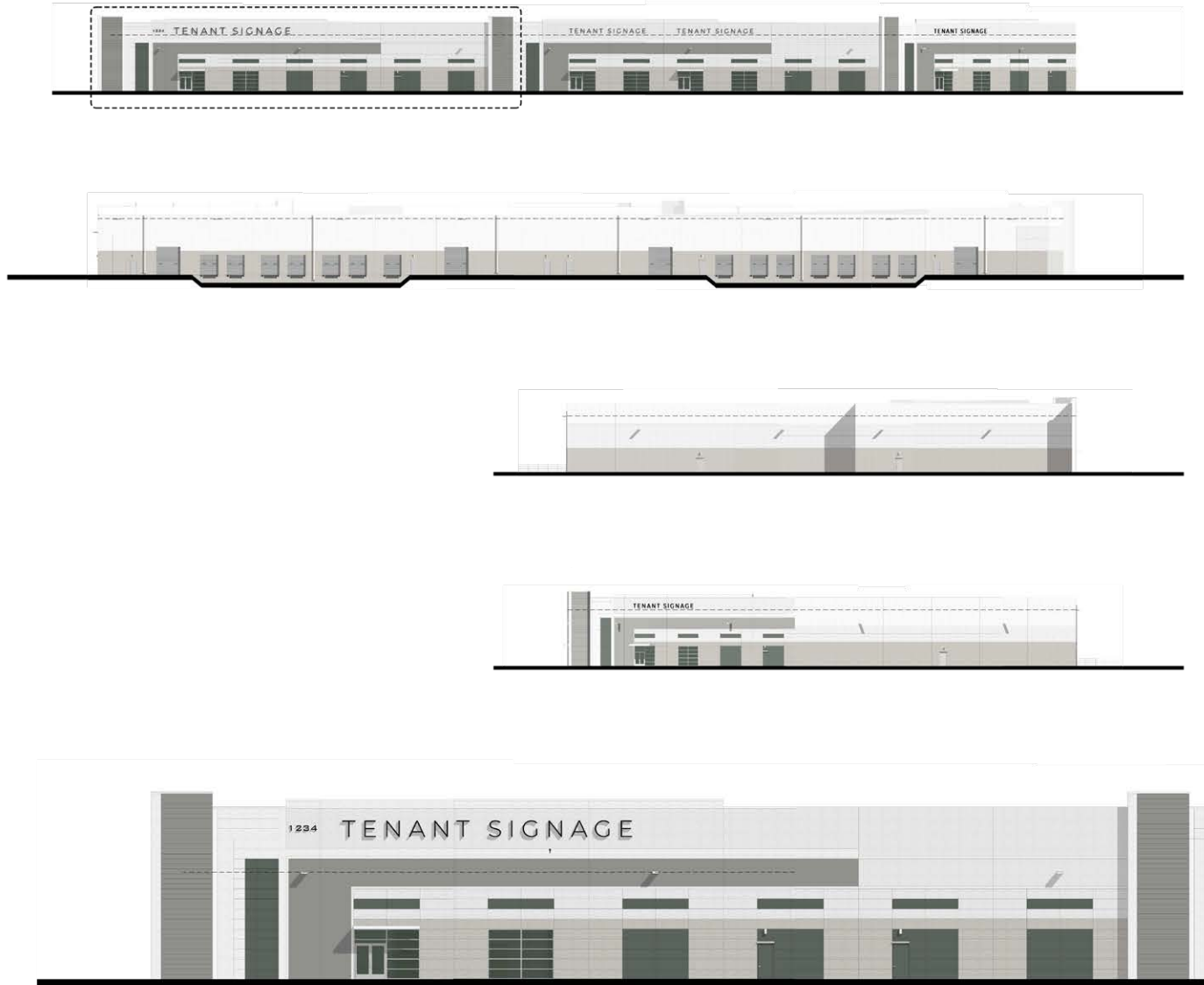
20' DRAIN EASEMENT

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

EXTENT OF 3 HR. FIRE WALLS AND OPENINGS

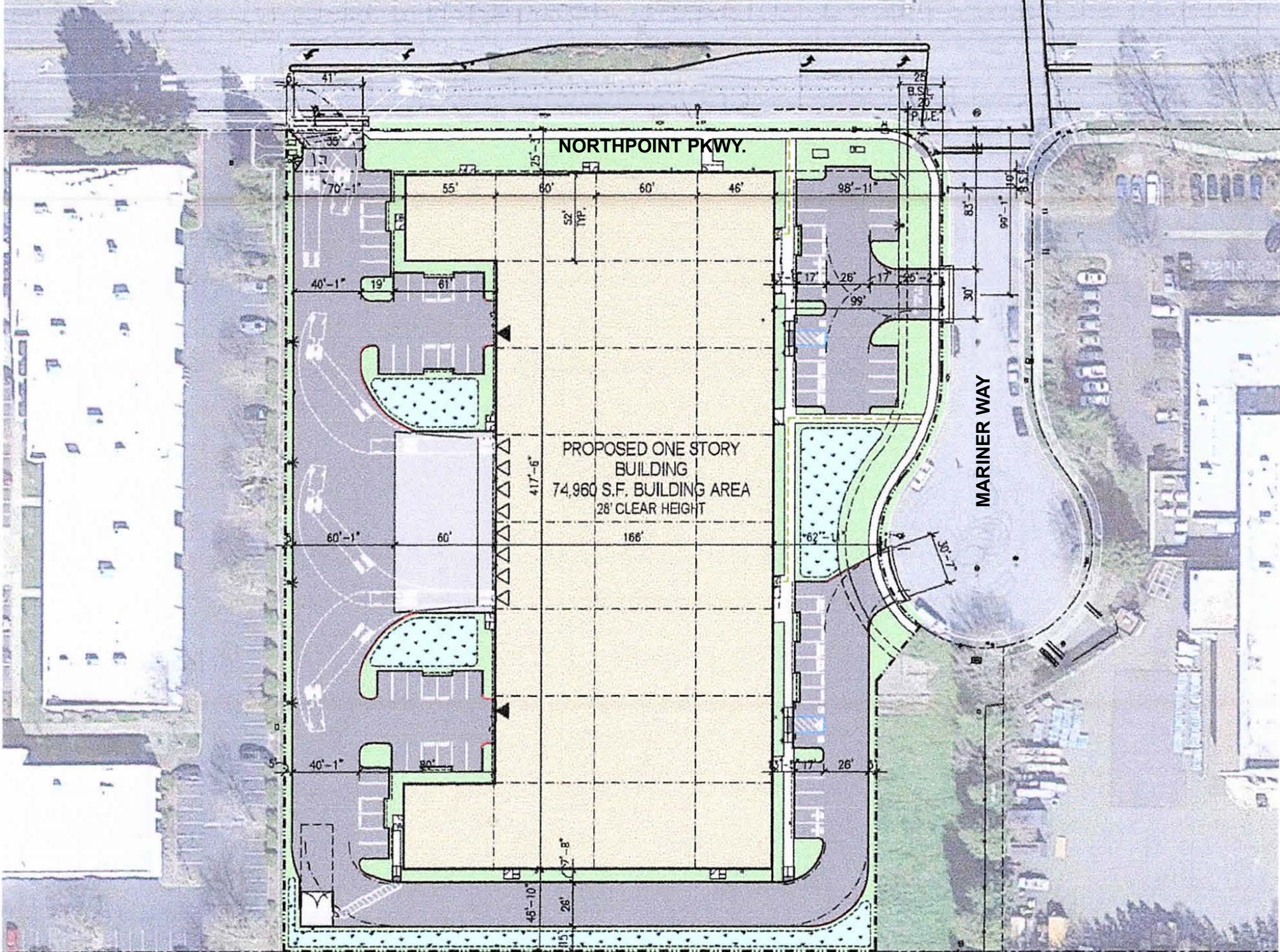


# BUILDING ELEVATIONS - NORTHPOINT

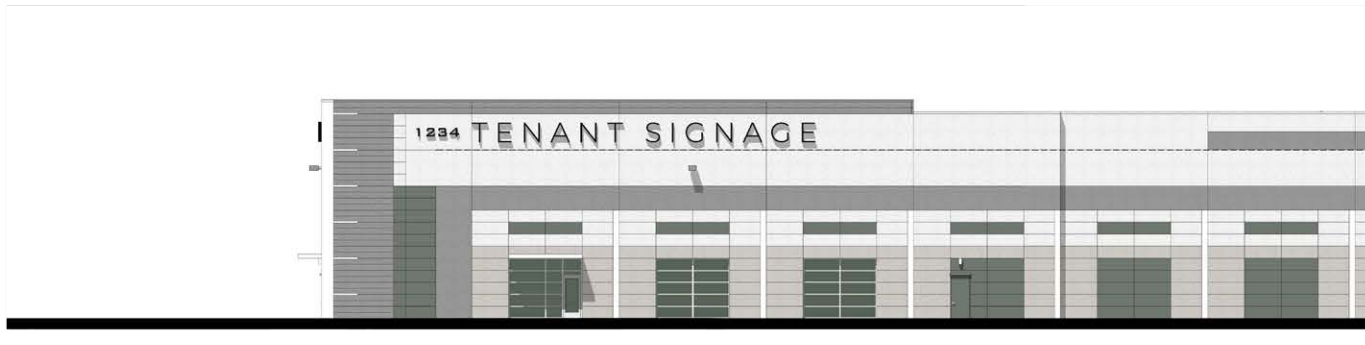
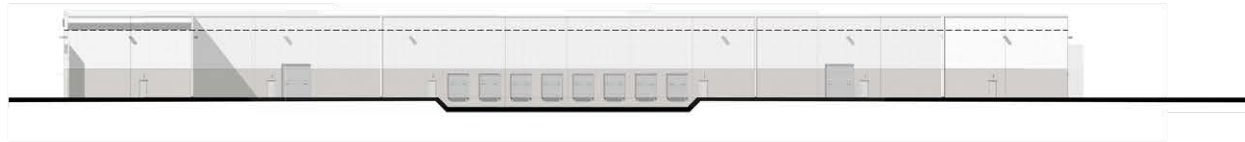
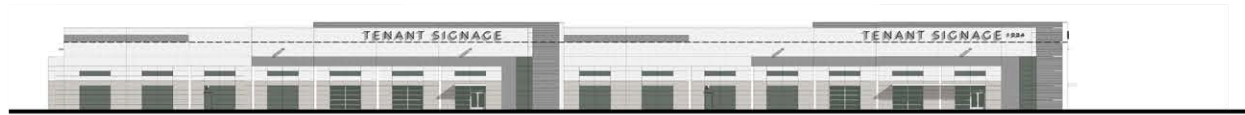


# HERITAGE COMMERCE CENTER - ±75,000 SF





# 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



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



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