

1264

APOLLO WAY
SANTA ROSA, CALIFORNIA



UNIT 2 FOR LEASE ±10,000 SF INDUSTRIAL/WAREHOUSE SPACE

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SUMMARY

A highly functional industrial warehouse leasing opportunity with exceptional clear height, well suited for storage and distribution. Excellent accessibility and circulation, situated in the Northpoint Business Park in Santa Rosa, along the US 101 commercial corridor.

The warehouse is designed to accommodate a wide range of operational needs, featuring a grade-level loading door for efficient access, approximately 26-foot clear ceiling height, LED lighting throughout, and fully ESFR sprinklered interior. Opportunity for additional office build-out and restroom to suit.

The property offers abundant on-site parking, exterior LED lighting, full perimeter fencing and a secured gate after-hours.

Strategically located with immediate access to US 101 and Highway 12, this industrial warehouse space provides seamless regional connectivity throughout Sonoma County and beyond.



± 10,000 SF
Available



1 Grade Level
Roll-Up Doors



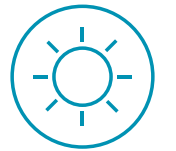
26'
Clear Height



ESFR
Sprinklered



Security
Secure Gate After-Hours



Interior & Exterior
LED Lighting

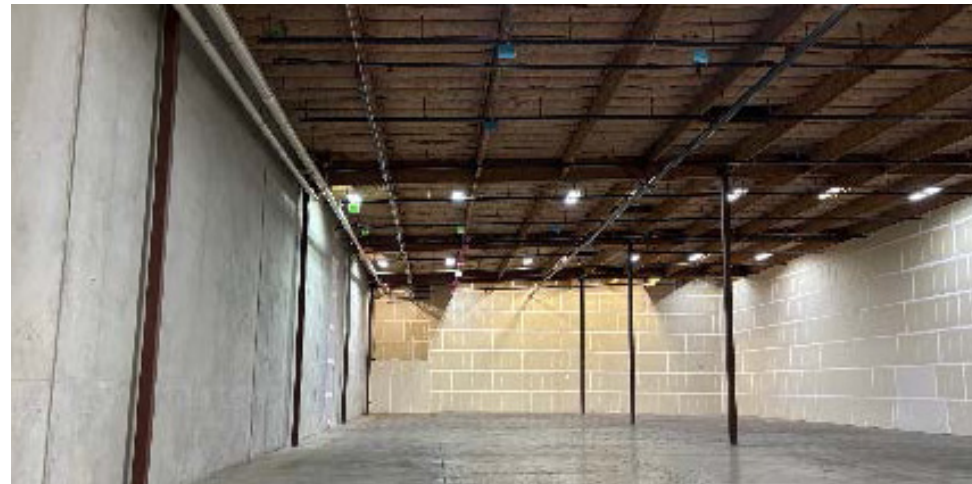
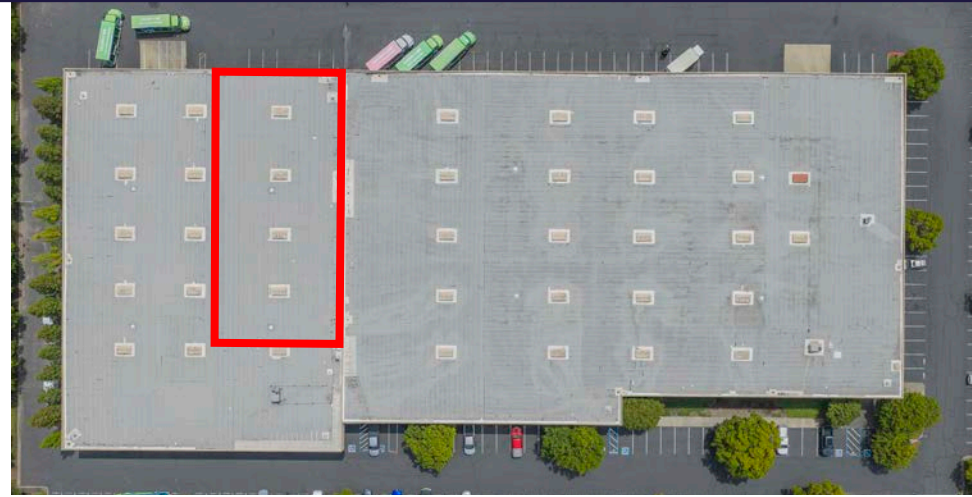
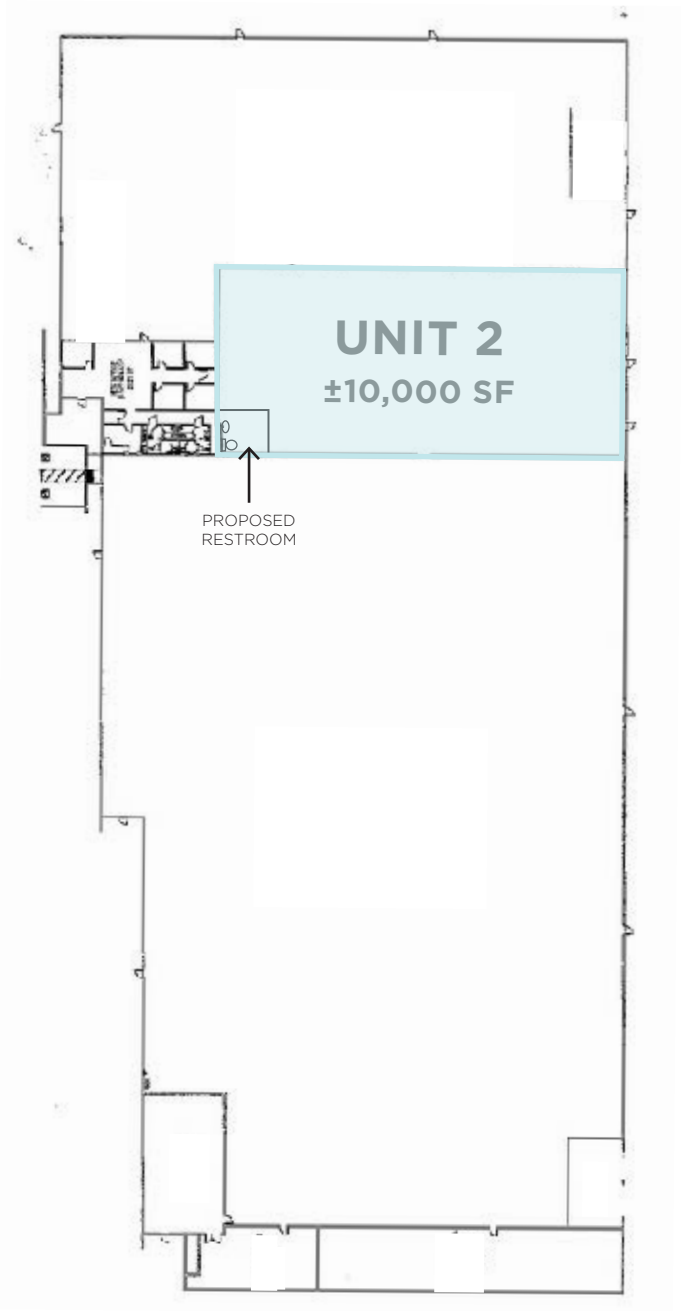


BUILDING INFORMATION

Address	1264 Apollo Way, Santa Rosa Unit 2
Lease Rate	\$1.05/PSF NNN
Est. Operating Expenses	\$0.195/PSF
Warehouse Size	± 10,000 SF
Zoning	BP - Business Park
Sprinklered	ESFR Sprinklered
Number of Stories	1
Parking	Ample on-site parking
Lighting	LED throughout
Clear Height	26'
Roll-Up Doors	1 grade-level
Access	24/7
Security	Secure gate after-hours
Fenced	Full perimeter



Floor Plan





SANTA ROSA

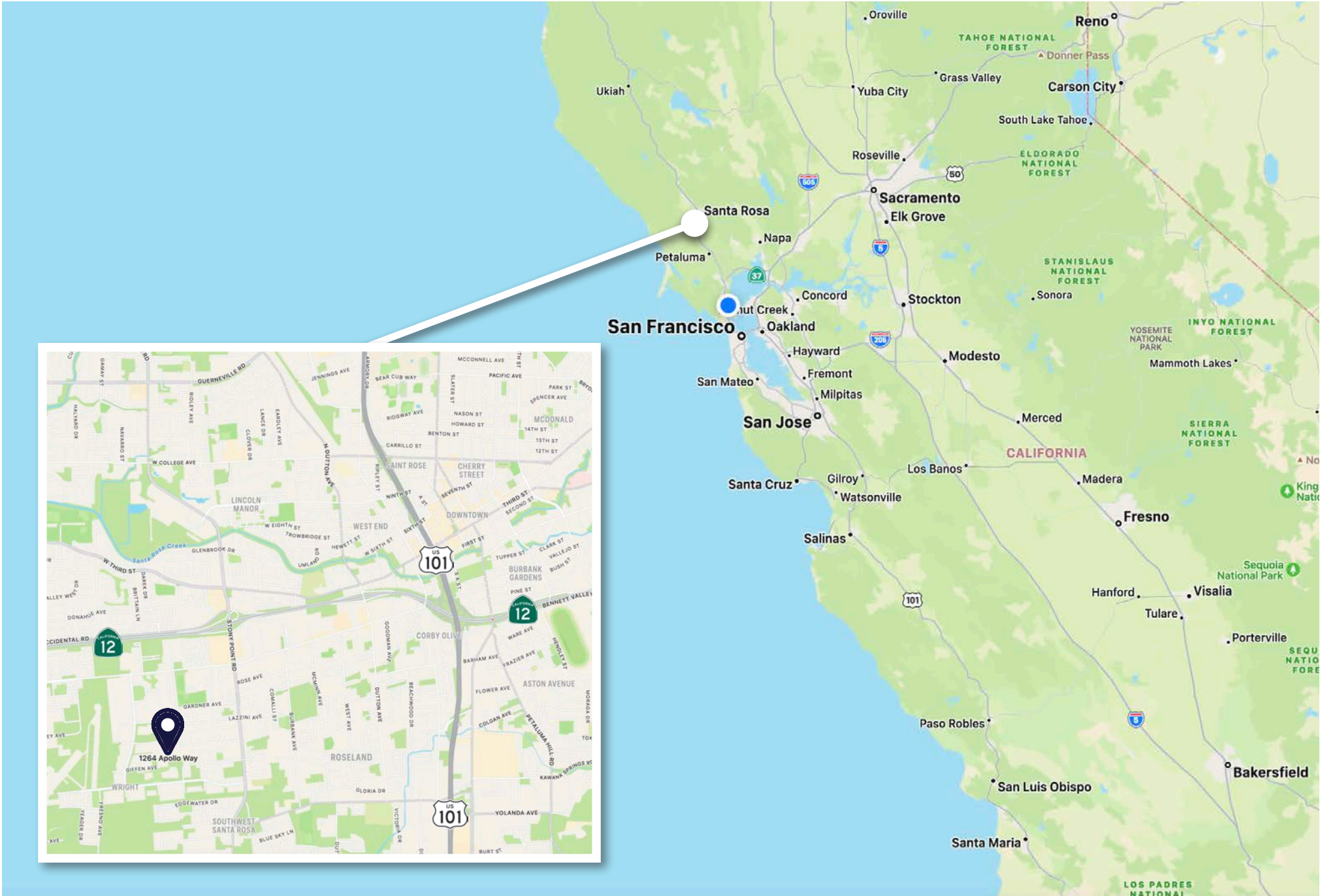
MARKET OVERVIEW

Santa Rosa offers a strategic North Bay location built for efficient industrial operations. Positioned directly along U.S. Highway 101, the city delivers immediate access to a critical north-south corridor connecting the greater Bay Area to Northern California and coastal markets. State Route 12 provides seamless east-west connectivity to Interstate 80, enabling efficient regional distribution and access to key population centers.

For warehouse, logistics, and manufacturing users, Santa Rosa combines strong infrastructure with operational efficiency. The proximity to Charles M. Schulz-Sonoma County Airport supports regional business travel and time-sensitive operations, while access to freight rail enhances bulk shipping capabilities.

Located within close reach of Napa, Marin, and the greater San Francisco Bay Area, Santa Rosa allows companies to service major markets while benefiting from a more cost-effective operating environment. With a business-friendly climate and established industrial base, the city is an ideal choice for distribution, food production, advanced manufacturing, and logistics users seeking speed to market, connectivity, and long-term scalability.

SANTA ROSA & REGIONAL MAP





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