Alliance California®

GATEWAY SOUTH

BUILDING 7

634 E NORMAN RD | SAN BERNARDINO, CA 92408

±221,436 SF Available | Delivering Q2 2023

AllianceCalifornia, Hillwood's 2,000-acre trade and logistics center, is located in one of the top industrial markets in the nation and offers companies the most competitive space in southern California. The project features outstanding access to air, rail, and interstate highways. AllianceCalifornia is located at the intersection of the I-10, I-215 and I-210 freeways providing an excellent transportation network for prospective users.

HILLWOOD
A PEROT COMPANY®

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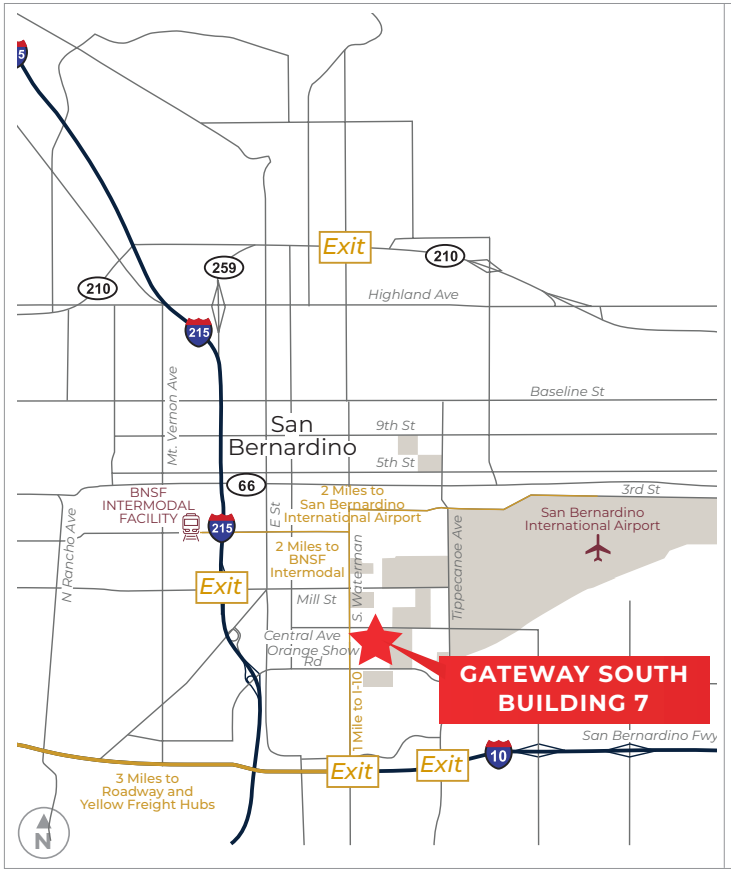
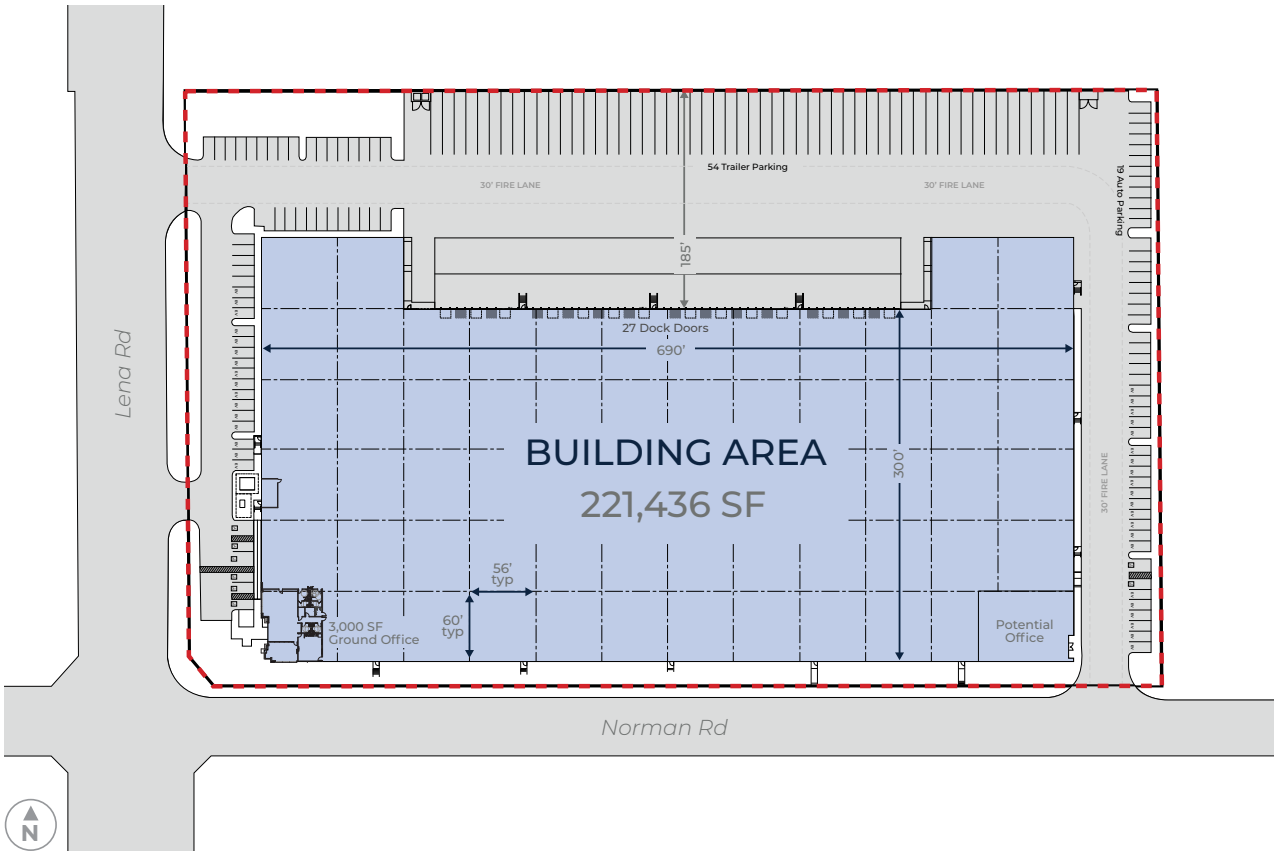
PROPERTY OVERVIEW





- ±221,436 SF available on 9.6 acres
- ±3,000 SF office available
- 36' clear height
- 56' x 60' column spacing; 60' at staging bays
- 185' truck court
- 54 - trailer parking spaces
- LEED Certified
- 27 - dock doors
  13 - dock levelers installed
- 104 - auto parking spaces
- ESFR sprinkler system
- 2 - drive-in doors
- 1,200 Amp meter
  2,000 Amp UGPS

Development

HILLWOOD A PEROT COMPANY®

SCOTT MORSE

909 380 7292 (o) | 909 214 7899 (c)

scott.morse@hillwood.com

Leasing

DAUM COMMERCIAL REAL ESTATE SERVICES

CODY WOLF

909 912 0018 (o) | 909 996 5760 (c)

cody.wolf@daumcommercial.com

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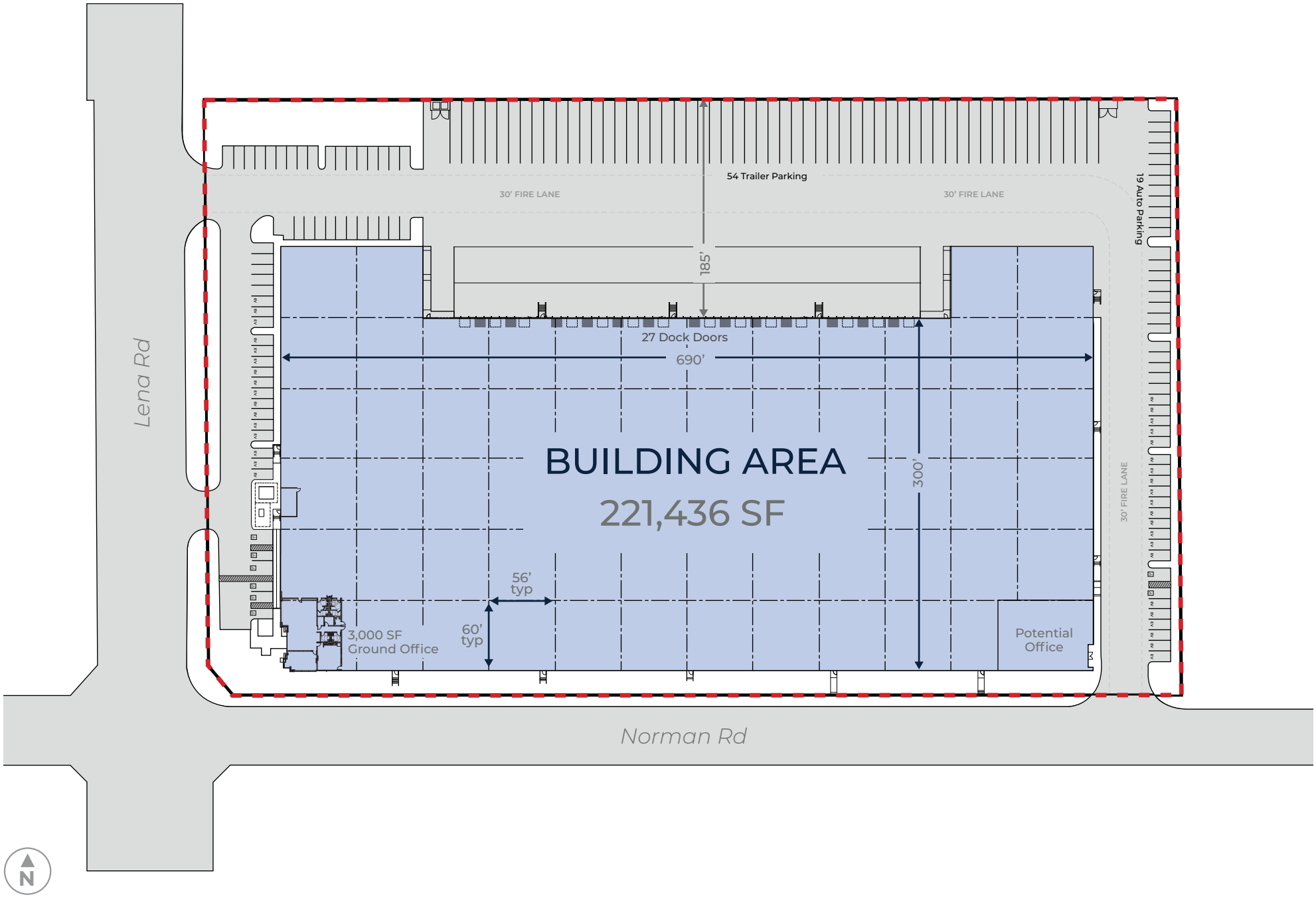
AREA INFORMATION

DRIVE TIMES

Interstate 10 & 215	San Bernardino International Airport	BNSF Intermodal Facility	Roadway & Yellow Freight Hubs
1 mi. / 1 min.	2 mi. / 2 min.	2 mi. / 2 min.	3 mi. / 5 min.



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SITE PLAN

CONTACT

DEVELOPMENT

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LEASING

DAUM

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