

Alliance★California®

GATEWAY SOUTH

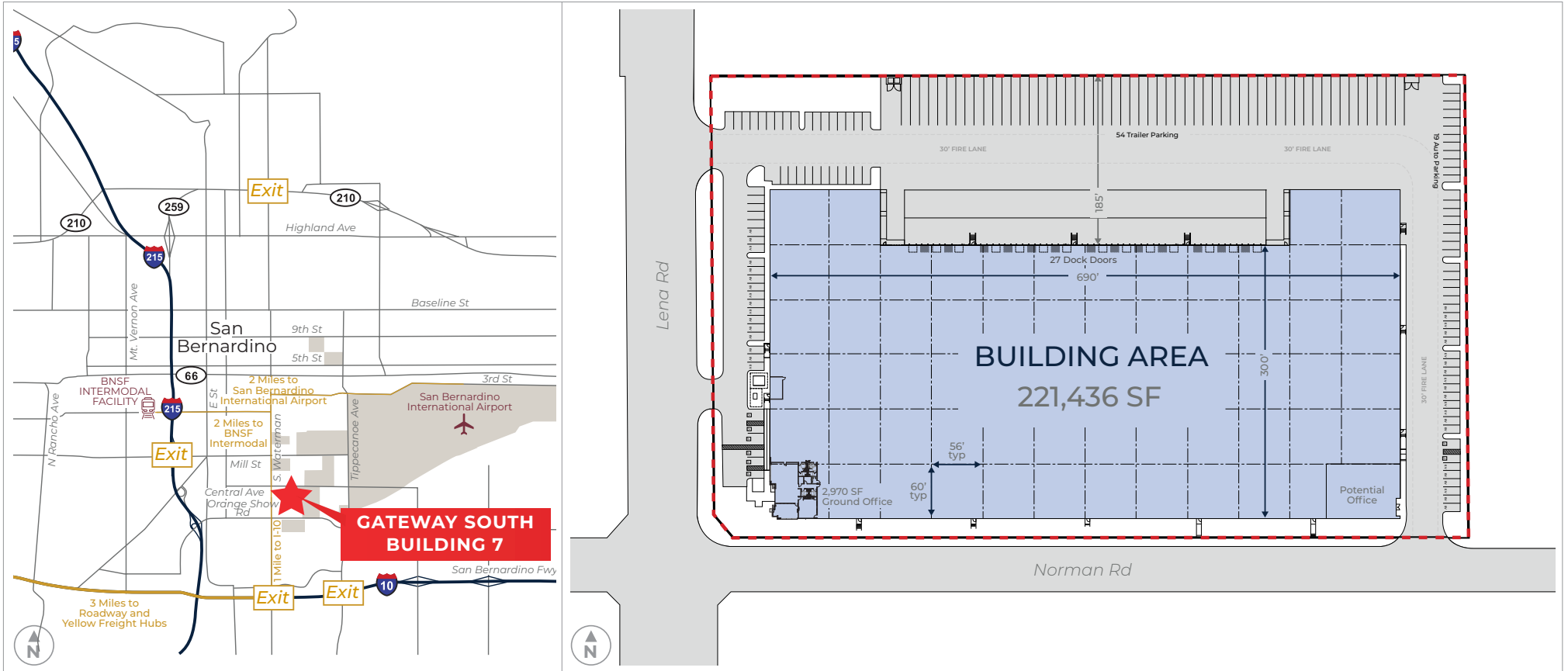
BUILDING 7

634 E NORMAN RD | SAN BERNARDINO, CA 92408

±221,436 SF Available



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LEED certified



±221,436 SF available on 9.6 acres



±2,970 SF spec office



36' clear height



185' truck court



104 - auto parking spaces



54 - trailer parking spaces



56' x 60' column spacing;
60' at staging bays



27 - dock doors



2 - drive-in doors



13 - 35K lb. mechanical dock levels



30 FC LED speedbay lighting;
1 FC LED warehouse lighting



1,200 amp service;
(277/480-volt, 3-phase, 4-wire)



ESFR sprinkler system

Development



SCOTT MORSE

909 380 7292 (o) | 909 214 7899 (c)
scott.morse@hillwood.com

Leasing



CODY WOLF

909 912 0018 (o) | 909 996 5760 (c)
cody.wolf@daumcommercial.com



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.

10 MILES

DRIVE TIMES

Interstate 10 & 215

1 mi. 1 min.

San Bernadino International Airport

2 mi. 2 min.

BNSF Intermodal Facility

2 mi. 2 min.

Roadway & Yellow Freight Hubs

3 mi. 5 min.

Ontario International Airport

19 mi. 25 min.

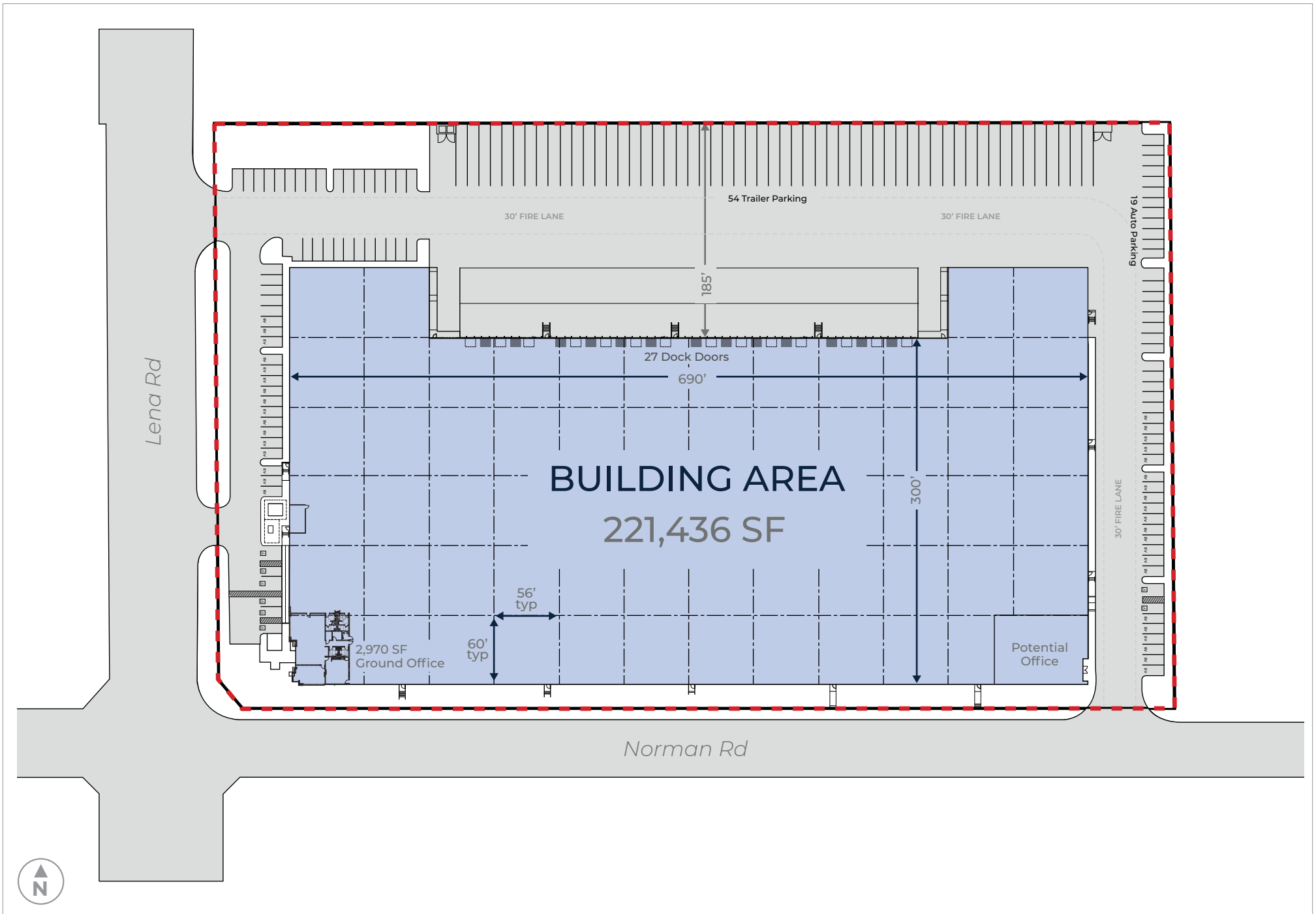
Port of Long Beach

72 mi. 90 min.

Population 859,606

Median Household Income \$62,120

Labor Force 441,084





CONTACT

DEVELOPMENT

LEASING

HILLWOOD
A PEROT COMPANY®

DAUM

SCOTT MORSE

CODY WOLF

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