



Alliance★California®

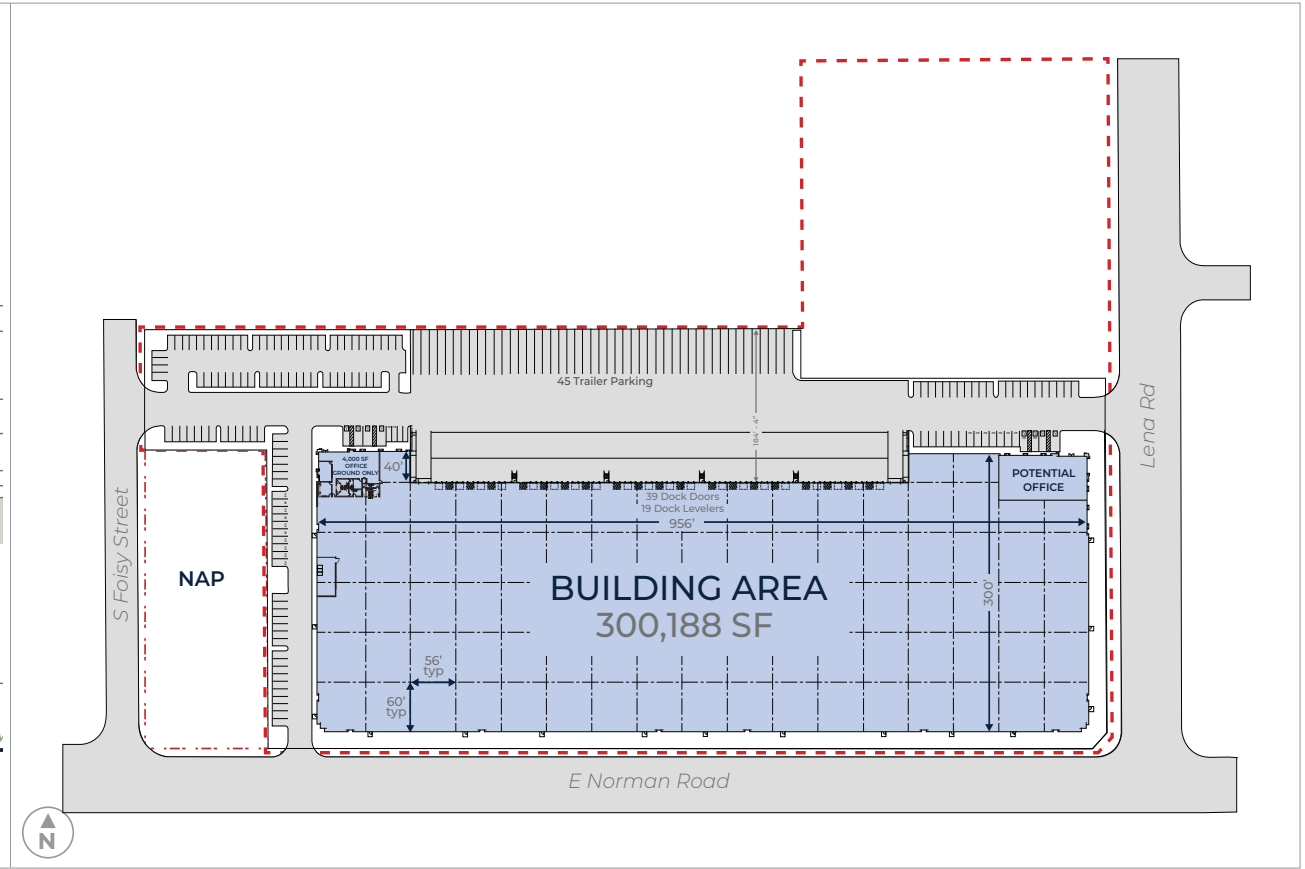
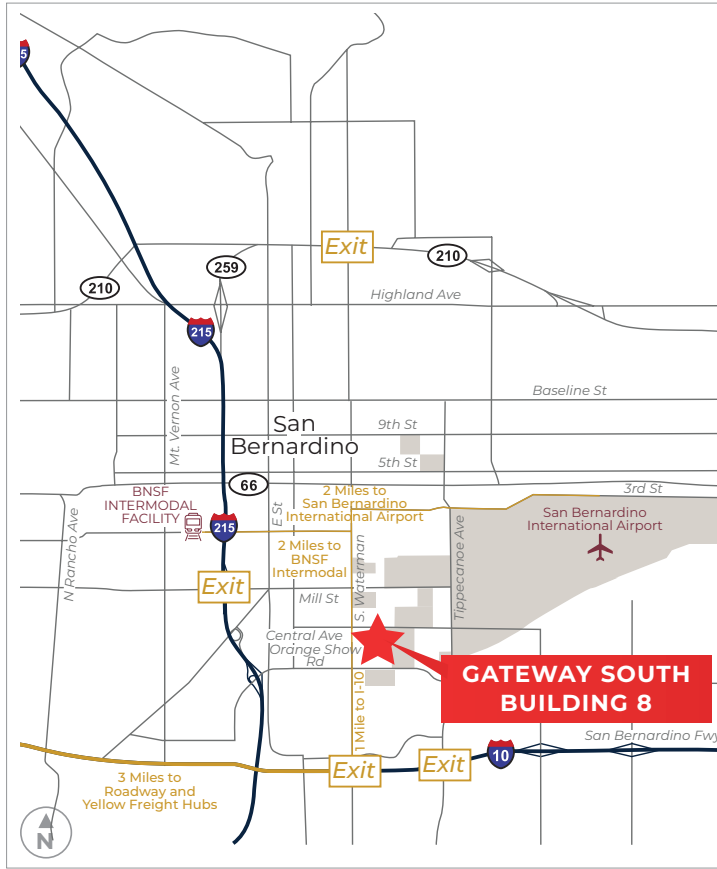
GATEWAY SOUTH

BUILDING 8

614 E NORMAN RD | SAN BERNARDINO, CA 92408

±300,188 SF Available | Delivery Anticipated Q1 2024

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.



LEED certified



±300,188 SF available on 12.01 acres



±4,050 SF spec office



36' clear height



185' truck court



159 - auto parking spaces



47 - trailer parking spaces



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



39 - dock doors



2 - drive-in doors



19 - 35K lb. mechanical dock levelers



30 FC LED speedbay lighting;
1 FC LED warehouse lighting



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



ESFR sprinkler system

Joint Venture Development



SCOTT MORSE

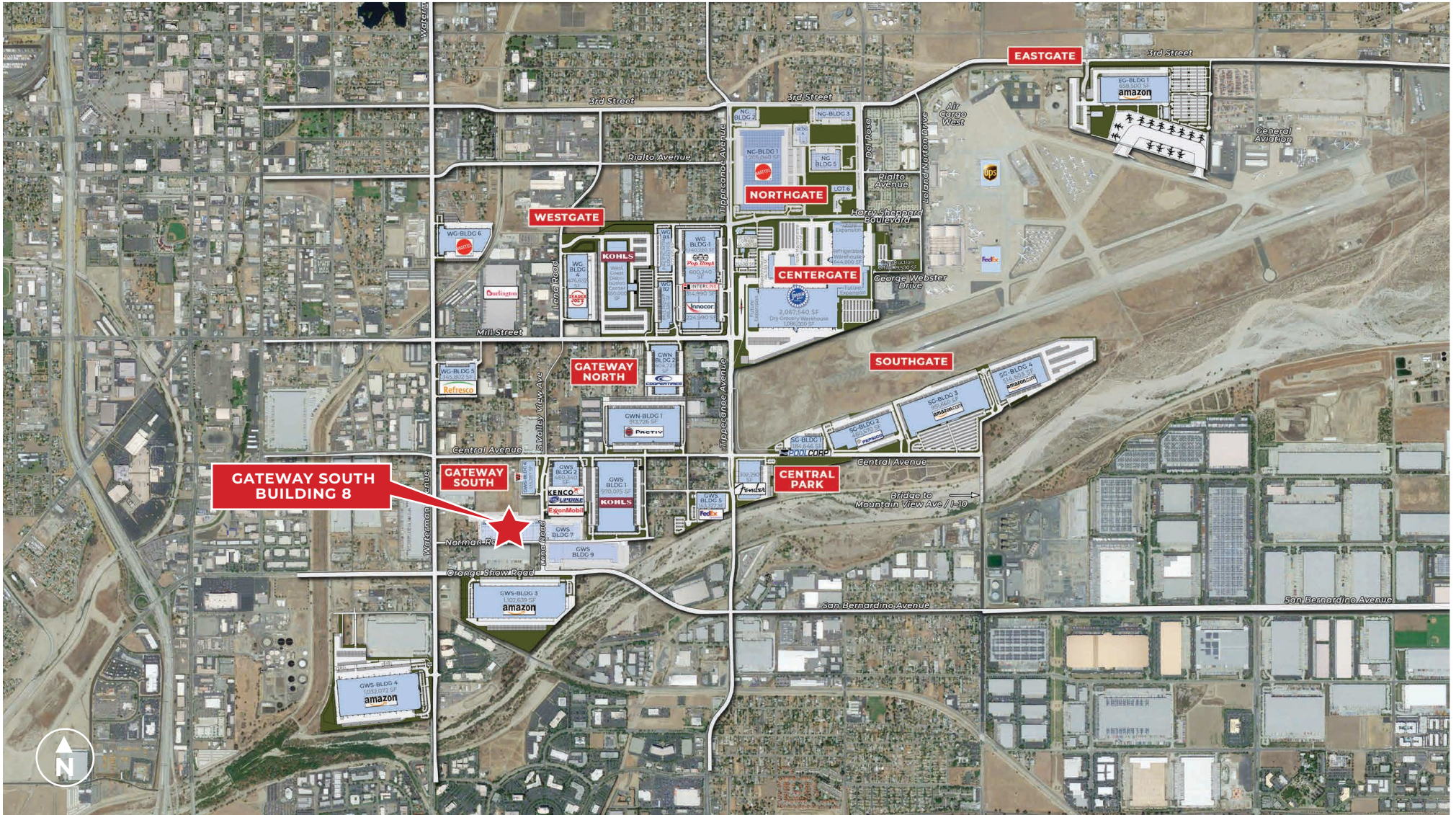
909 380 7292 (o) | 909 214 7899 (c)
scott.morse@hillwood.com

Leasing

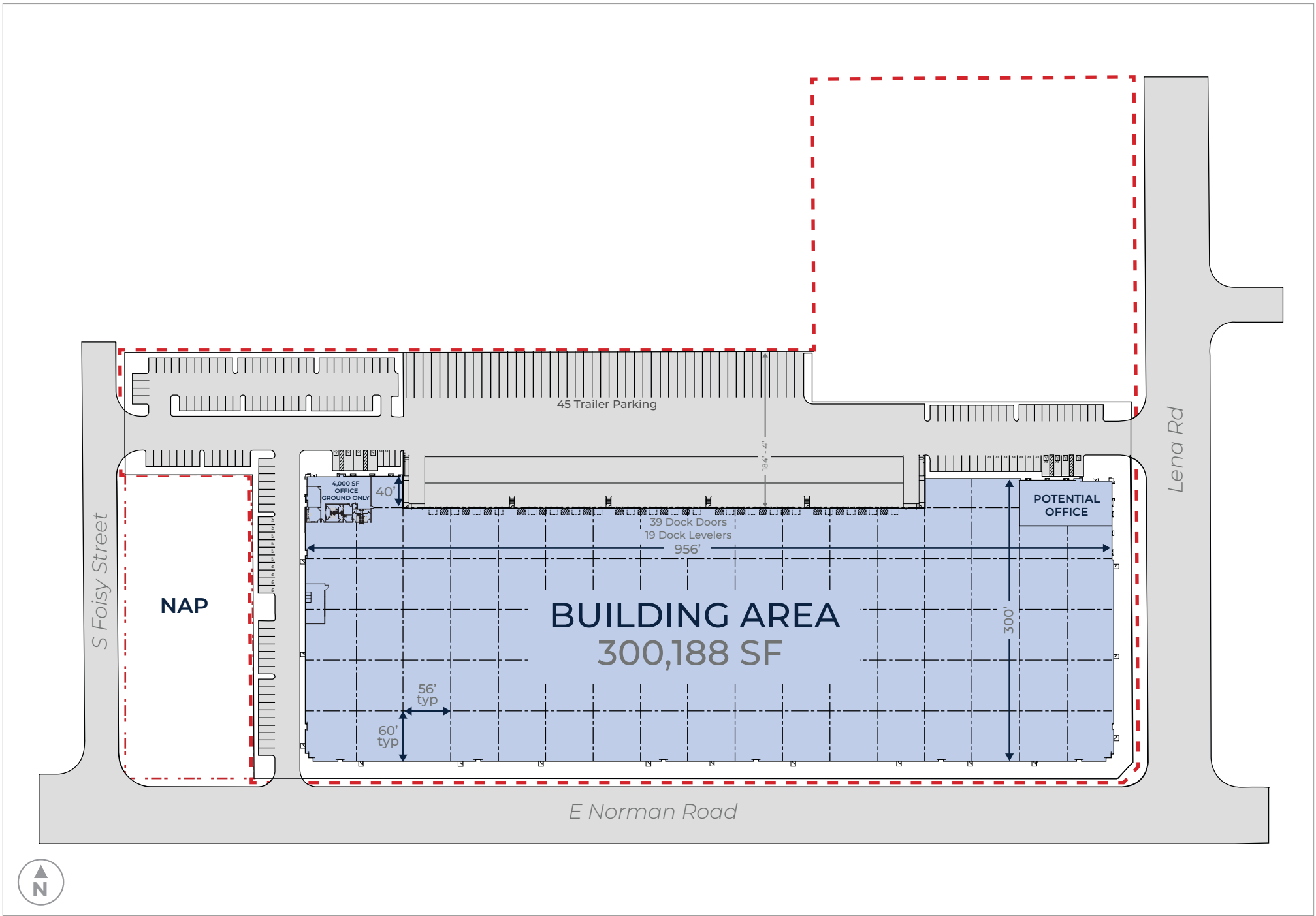


CODY WOLF

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10 MILES		DRIVE TIMES		BNSF Intermodal Facility		Ontario International Airport	
Population	859,606	Interstate 10 & 215					
Median Household Income	\$62,120	1 mi. 1 min.	2 mi. 2 min.	19 mi. 25 min.			
Labor Force	441,084	San Bernadino International Airport	Roadway & Yellow Freight Hubs	Port of Long Beach			
		2 mi. 2 min.	3 mi. 5 min.	72 mi. 90 min.			



CONTACT

JOINT VENTURE DEVELOPMENT



LEASING



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