

Alliance★California®

GATEWAY SOUTH

BUILDING 9

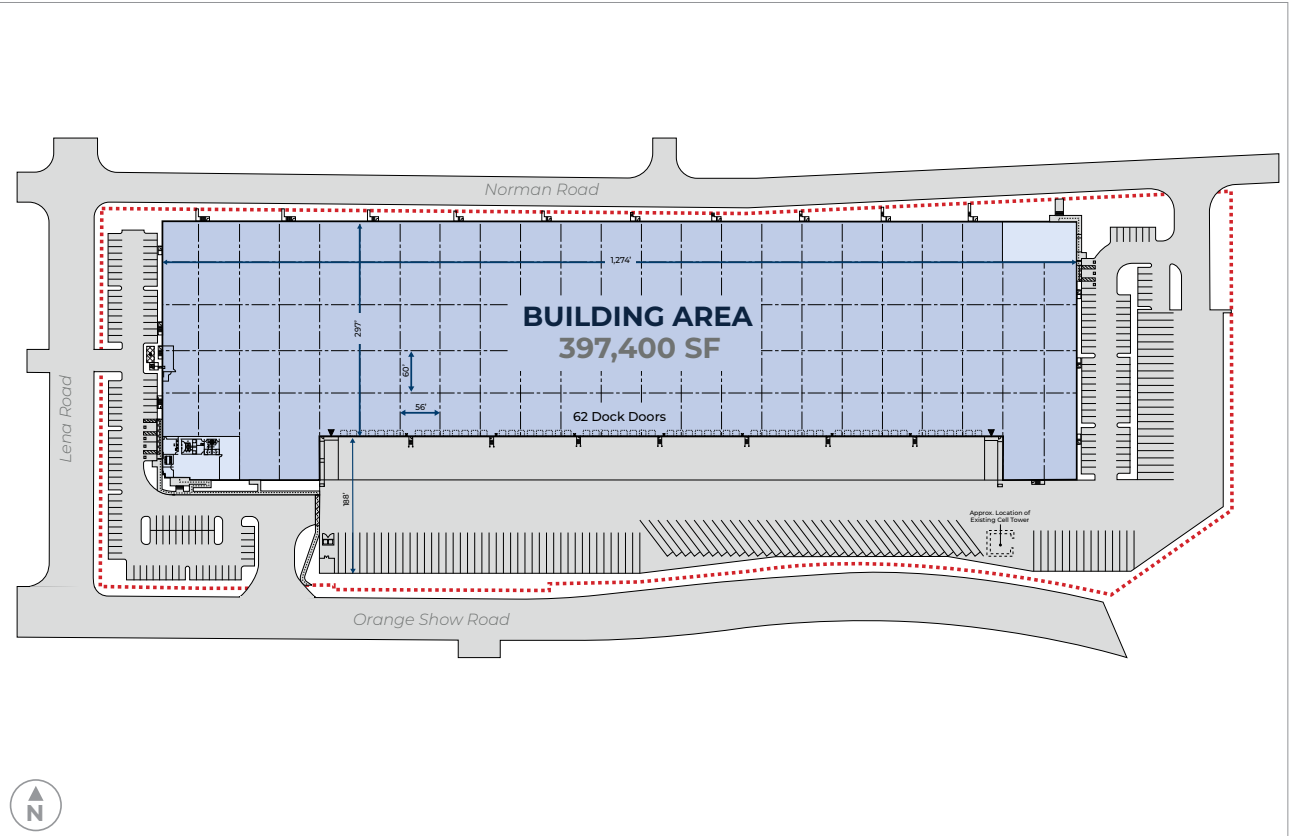
695 E NORMAN RD | SAN BERNARDINO, CA 92408

±397,400 SF Available

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. Building 9 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. The building has state-of-the-art features, which include 36' clear heights, 188' truck court, 62 dock doors, an ESFR sprinkler system, 182 auto parking spaces and 115 trailer parking spaces.



695 E NORMAN RD | SAN BERNARDINO, CA 92408



LEED Certified



±397,400 SF available on 18.43 acres



±4,332 SF spec office



36' clear heights



188' truck court



182 - auto parking spaces



115 - trailer parking spaces



62 - dock doors



31 - 35K lb. mechanical dock levelers



2 - drive in doors



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



ESFR sprinkler system



30 FC LED speedbay lighting;
1 FC LED warehouse lighting



2,000 amp service;
(277/480-volt, 3-phase, 4-wire)

Development



SCOTT MORSE

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

Leasing



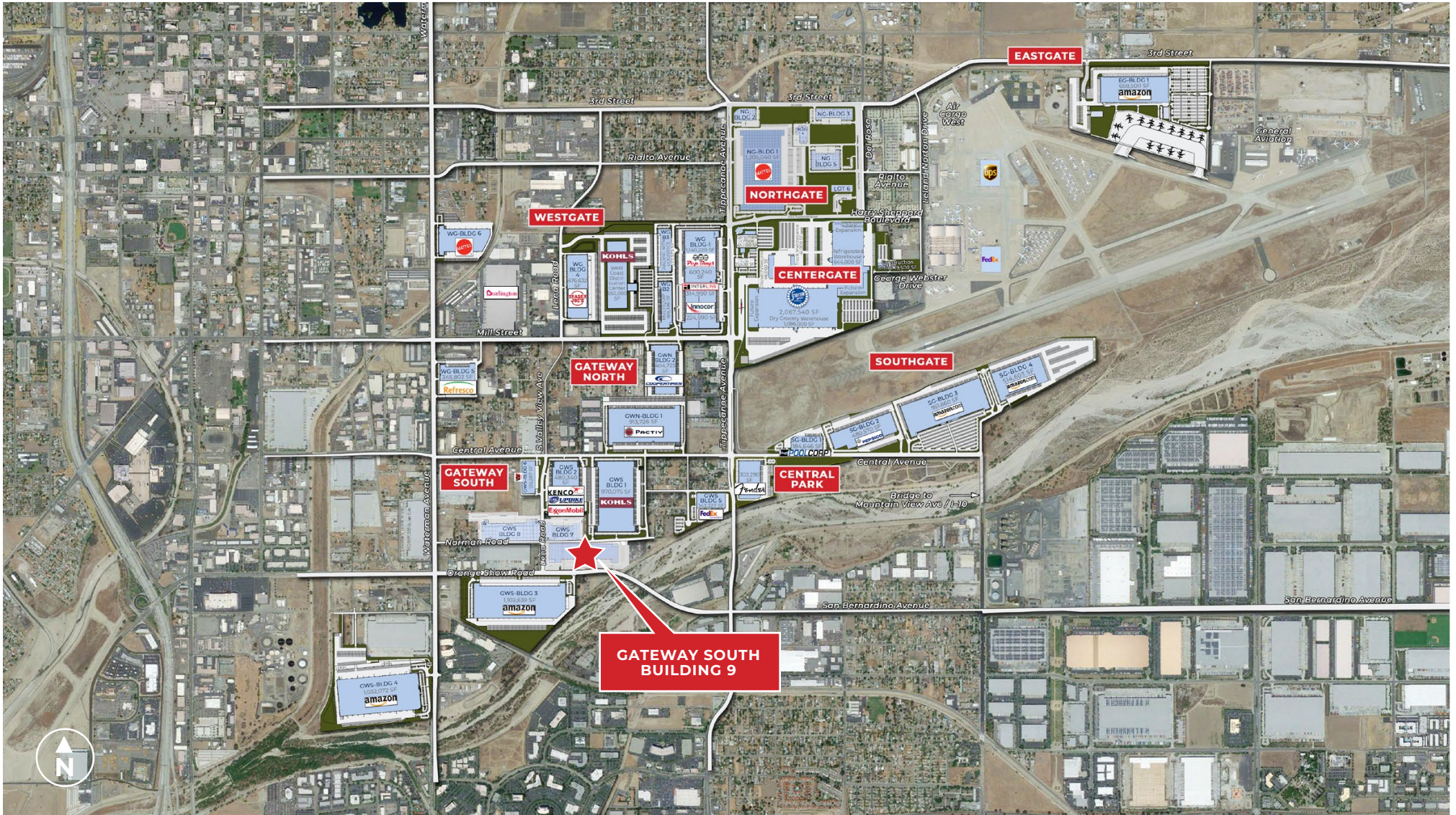
CODY WOLF

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JUAN COVARRUBIAS

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GATEWAY SOUTH BUILDING 9



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.

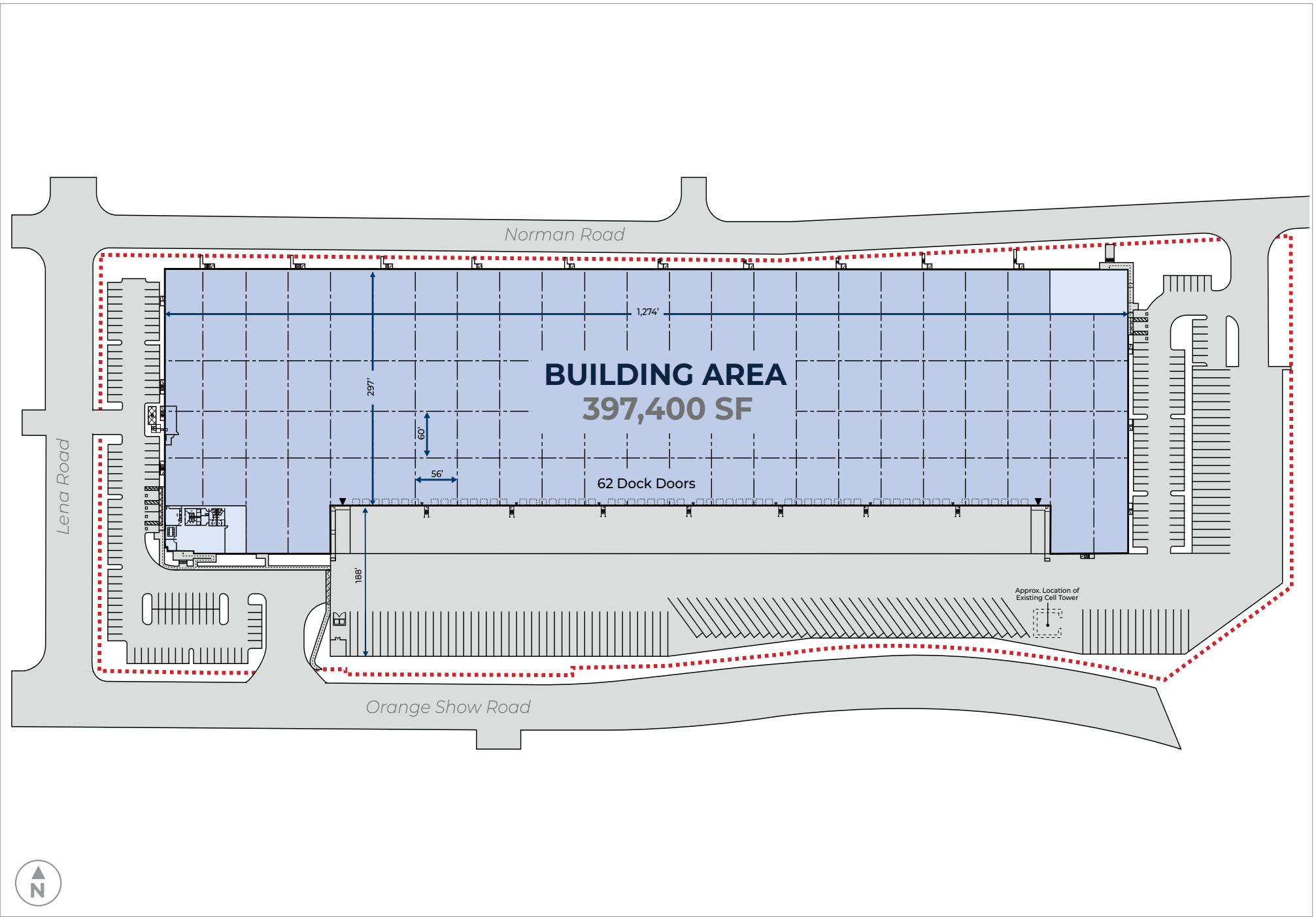
Port of Long Beach

72 mi. 90 min.

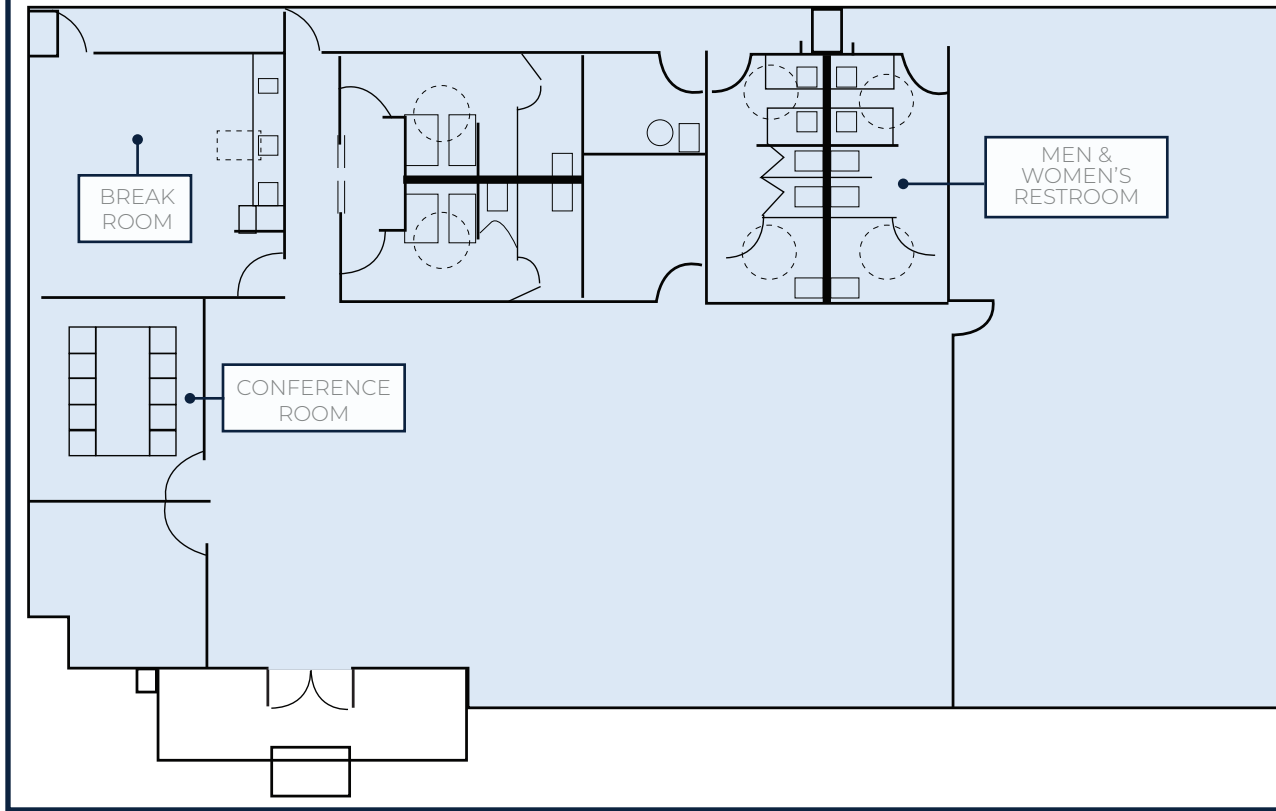
Population 859,606

Median Household Income \$62,120

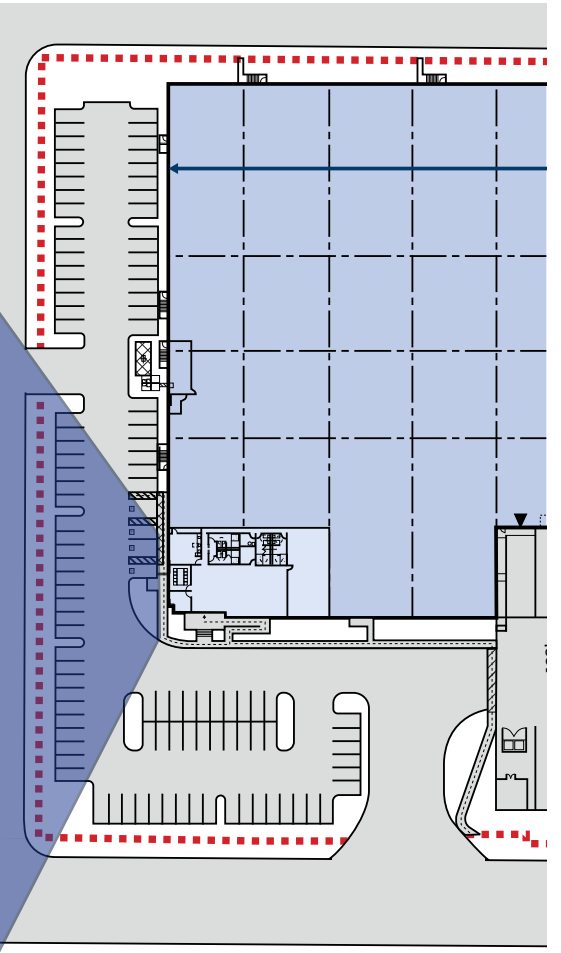
Labor Force 441,084



±4,332 SF OFFICE BUILD OUT



Lena Road



CONTACT

DEVELOPMENT



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LEASING



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