

Alliance★California®

GATEWAY SOUTH

BUILDING 7

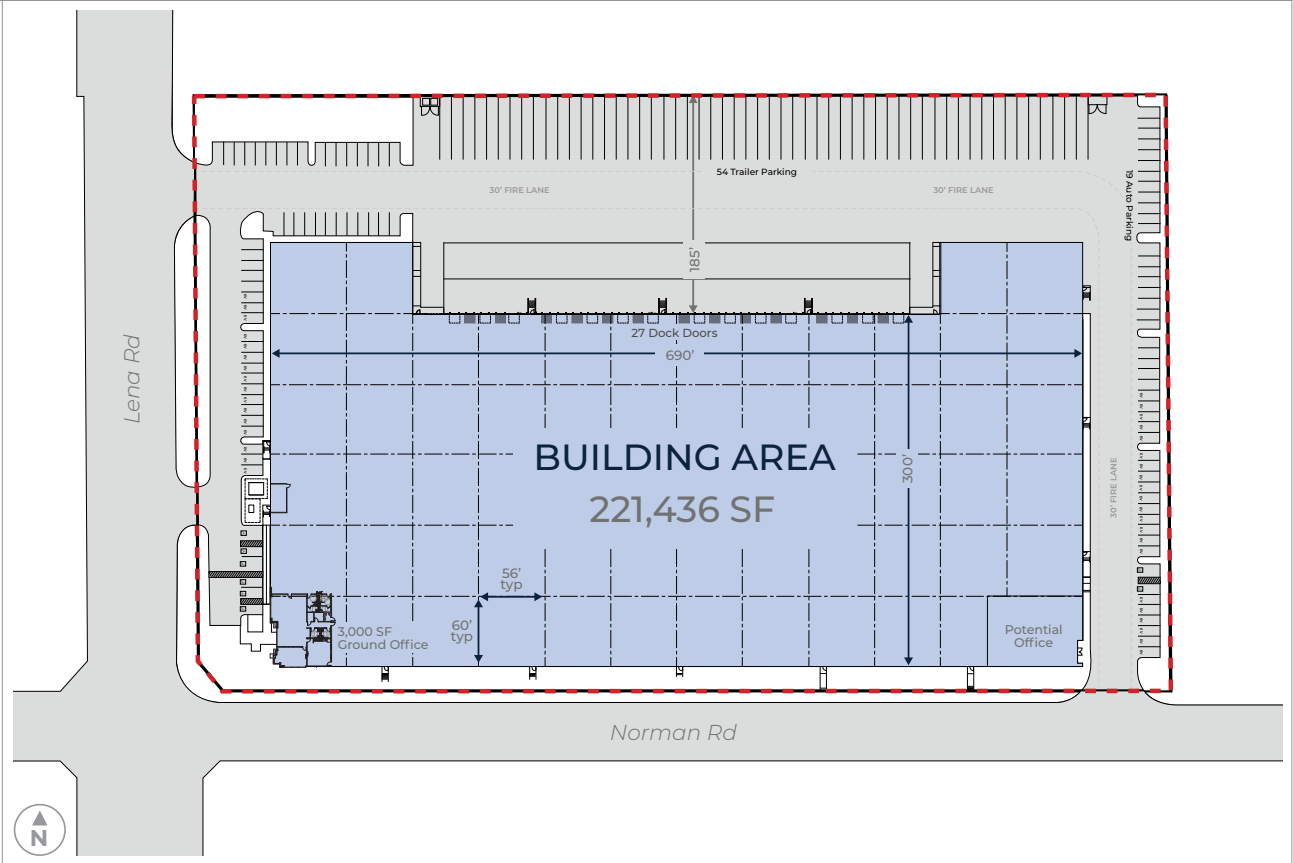
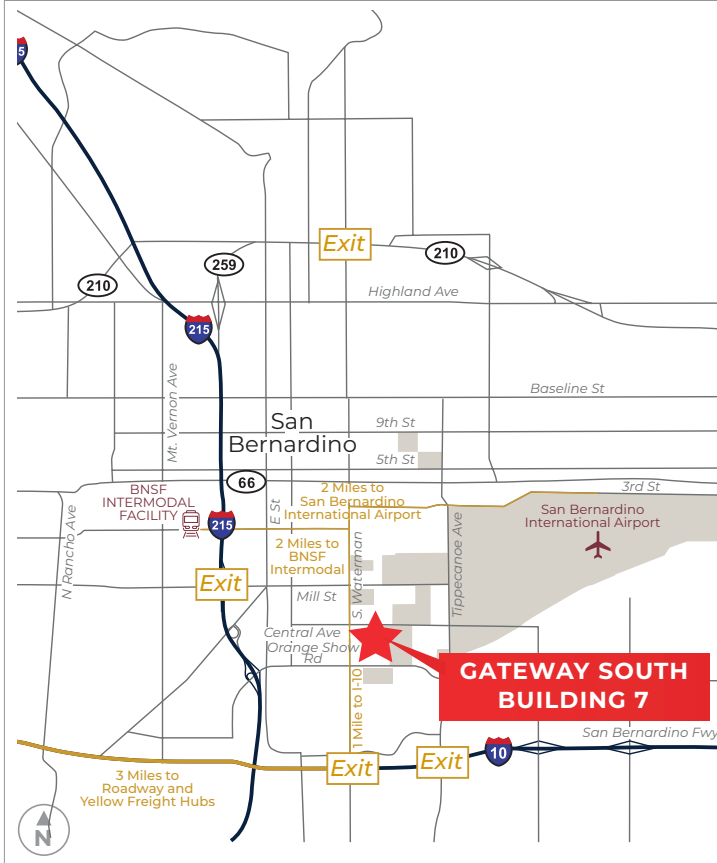
634 E NORMAN RD | SAN BERNARDINO, CA 92408

±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.



634 E NORMAN RD | SAN BERNARDINO, CA 92408



±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



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



DRIVE TIMES

Interstate 10 & 215

1 mi. 1 min.

San Bernardino International Airport

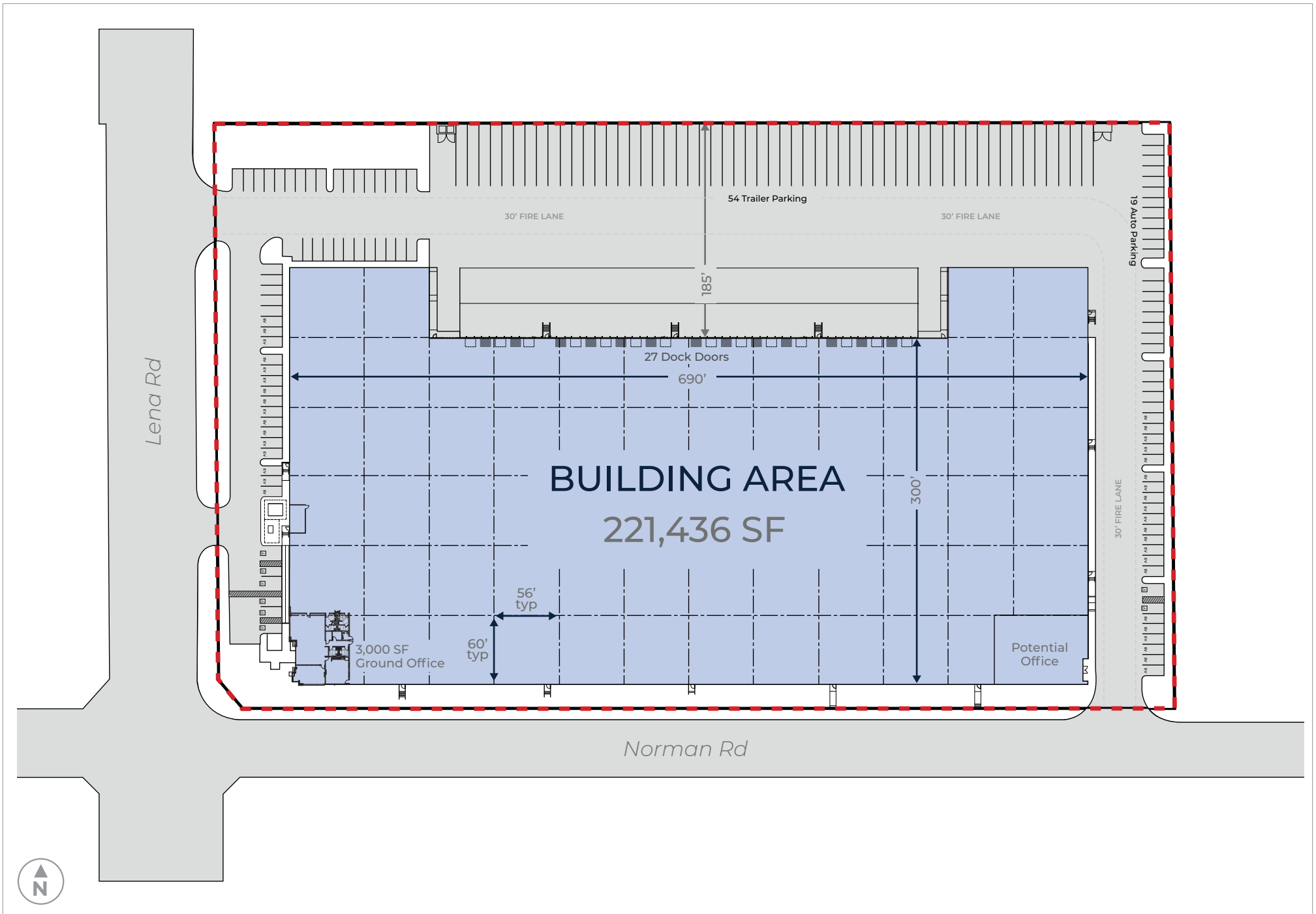
2 mi. 2 min.

BNSF Intermodal Facility

2 mi. 2 min.

Roadway & Yellow Freight Hubs

3 mi. 5 min.



CONTACT

DEVELOPMENT



SCOTT MORSE

909 380 7292 (o) 901 Via Piemonte | Ste 175
909 214 7899 (c) Ontario, CA 91764
scott.morse@hillwood.com hillwood.com
License # 1969110

LEASING



CODY WOLF

909 912 0018 (o) 3595 Inland Empire Blvd
909 996 5760 (c) Building 5
cody.wolf@daumcommercial.com Ontario, CA 91764



This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. Hillwood and the Hillwood logo are service marks of Hillwood. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of Hillwood. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.