

143,327 SF
TOTAL



INDUSTRIAL

Alliance★California® Gateway South Building 5

935 S. Sunnyside Ave | San Bernardino, CA 92408

Area Amenities

- » Immediate access to I-10, I-215 and I-210
- » 2 miles from BNSF intermodal container facility
- » 5 minutes from Roadway and Yellow Freight hubs
- » Cargo airport with 10,000-foot runway
- » U.S. Customs Office at San Bernardino
- » Port of Long Beach FTZ (50-3) status available
- » Corporate neighbors include Amazon, Mattel, Pep Boys, Stater Bros., PepsiCo, Kohl's, and Pactiv
- » Pro-growth local government
- » Experienced and motivated city permitting agency
- » Easy access to restaurants, retail, health club and child-care center

A Development of:



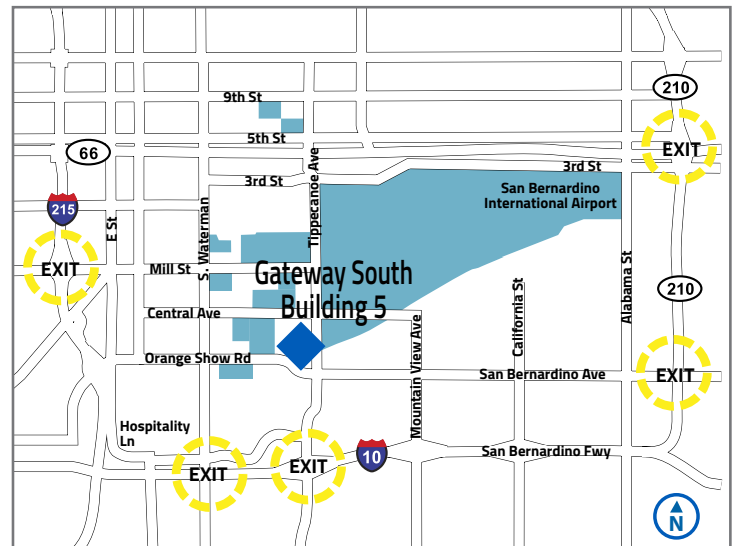
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36 Discovery | Ste 120 | Irvine, CA 92618

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For Leasing Information:

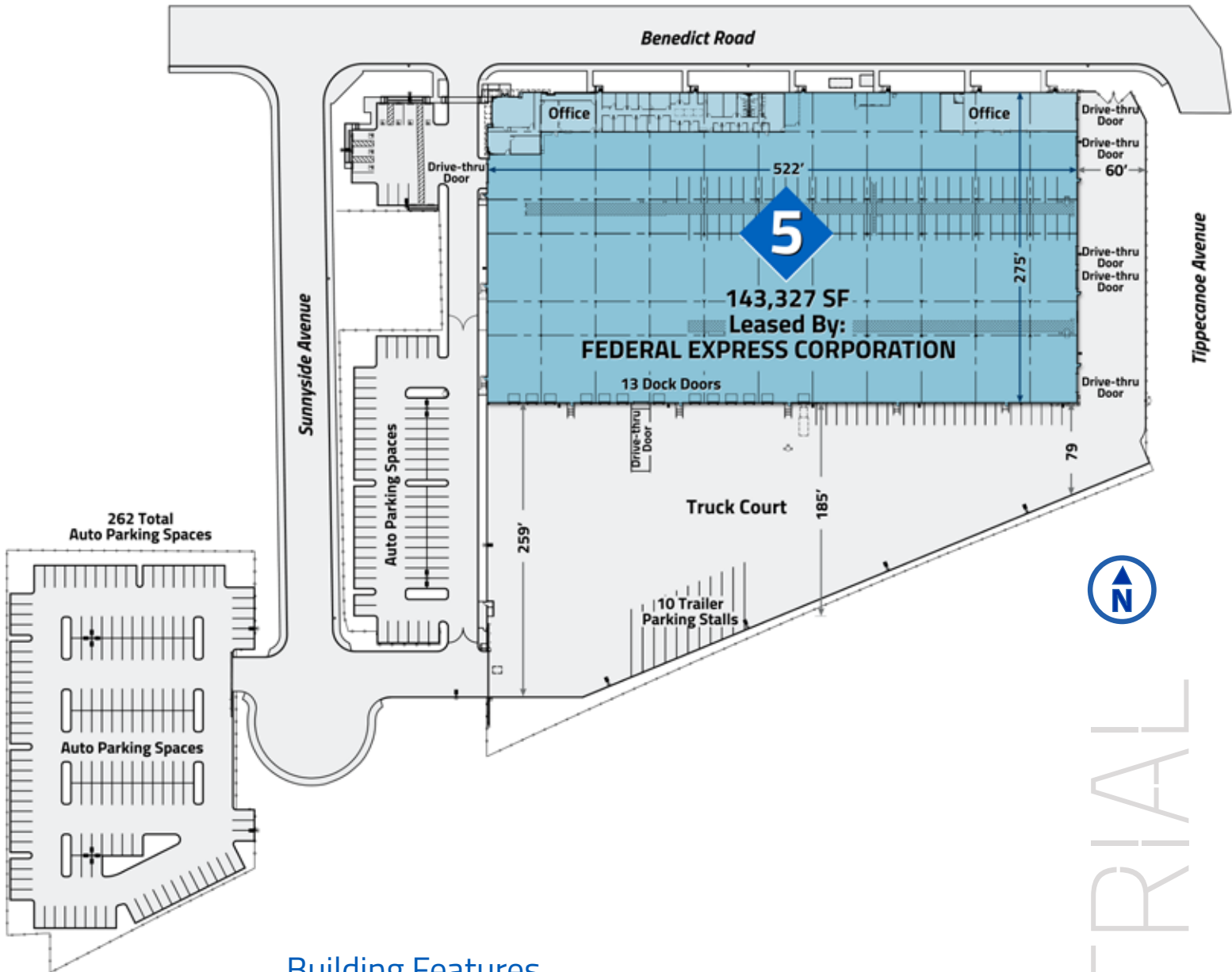


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Building Features

- » 143,327 SF total on 9.89 acres
- » 8,000 SF office
- » 32' minimum clear height
- » ESRF fire sprinkler system
- » Single load configuration
- » 185' and 259' Truck Courts
- » 13 – 9' x 10' dock high doors
- » 7 – 12' x 14' drive-thru doors
- » 262 – auto parking spaces
- » 10 – trailer parking spaces