

**AllianceCalifornia
Overview**

**2,000 ACRE TRADE AND LOGISTICS CENTER
SAN BERNARDINO, CALIFORNIA**



AllianceCalifornia

Hillwood's 2,000 acre trade and logistics center, AllianceCalifornia, is located at the former Norton Air Force Base in San Bernardino, CA. A public /private partnership and anchored by San Bernardino International Airport (SBIA), the visionary project is located in one of the top industrial markets in the nation and offers companies the most competitive space in Southern California. AllianceCalifornia features outstanding access to air, BNSF Intermodal, Roadway and Yellow Freight hubs, as well as immediate access to Interstates 10, 210 and 215.

A variety of state and local tax incentives for businesses are available at AllianceCalifornia including the Port of Long Beach, Foreign Trade Zone #50-3 and on-site job training programs and facilities. In addition, a U.S. Customs office is located at San Bernardino International Airport.

In late 2002, Hillwood was selected as the project's master developer and over the course of the last fifteen years, AllianceCalifornia has grown significantly, attracting some of the world's best corporations. Beginning with its first tenant at Westgate, Kohl's built a 650,000 SF retail distribution facility. Mattel soon followed with a 1.2M SF warehouse / distribution / retail outlet at Northgate Building 1.



Pep Boys Auto selected a site at Westgate and Hillwood constructed Building 1, a 600,240 SF build-to-suit distribution center. The facility was expanded by 540,000 SF to accommodate additional residents like Interline and Innocor. As growth continued, two other distribution centers at Gateway North were developed, 914,000 SF for PACTIV and 404,725 SF for Medline .

The regional supermarket, Stater Bros., purchased 160 acres at Centergate to construct their \$250 million multi-building corporate headquarters and distribution campus which included a 2,067,540 SF refrigerated and dry grocery distribution center.

Northgate 10 and 11 are two properties acquired at AllianceCalifornia and home to tenants Royal Appliance and Leggett & Platt.

Five buildings were constructed at the Southgate sector, with Pepsico occupying 480,570 SF and Amazon.com moving into two facilities totaling 1,466,263 SF.

Other tenants at the Gateway South sector include a second distribution center for Kohl's with 970,075 SF and a 489,340 SF facility for Kohler. Most recently, Amazon leased a third facility for their e-commerce business, moving into the newly constructed 1.1-million SF facility at Gateway South Building 3.

Another build-to-suit facility was constructed at Westgate Building 5 for Cott Beverage, a 345,802 SF distribution center. In late 2017, two speculative buildings were completed at Westgate 2 and 3. 177,575 SF is now available at Building 3.

AllianceCalifornia is an example of Hillwood's ability to develop a tremendous business environment that has a significant impact on the local community:

- >> \$988 M of private investment
- >> \$850 M tax base increase
- >> More than 10,400 new jobs
- >> Estimated total economic impact of \$2.4 B

Today, AllianceCalifornia boasts almost 15 million SF of development and has an additional 3 million SF planned.

Alliance★California®

- Immediate access to I-10, I-215 and I-210
- State and local tax incentives available
- 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 International Airport
- Port of Long Beach FTZ (50-3) status available
- Fortune 500 / Forbes Largest Private Companies include Amazon, Mattel, PepBoys, Stater Bros., Pepsico/Quaker, Kohl's, Kohler, Pactiv and Medline
- On-site job training programs and facilities
- Pro-growth local government
- Experienced and motivated city permitting agency
- Easy access to restaurants, retail, health club and child care center

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