

Alliance★California®

GATEWAY SOUTH

BUILDING 7

Northeast Corner of Lena Rd and Norman Rd | San Bernardino, CA 92408

224,436 SF Available

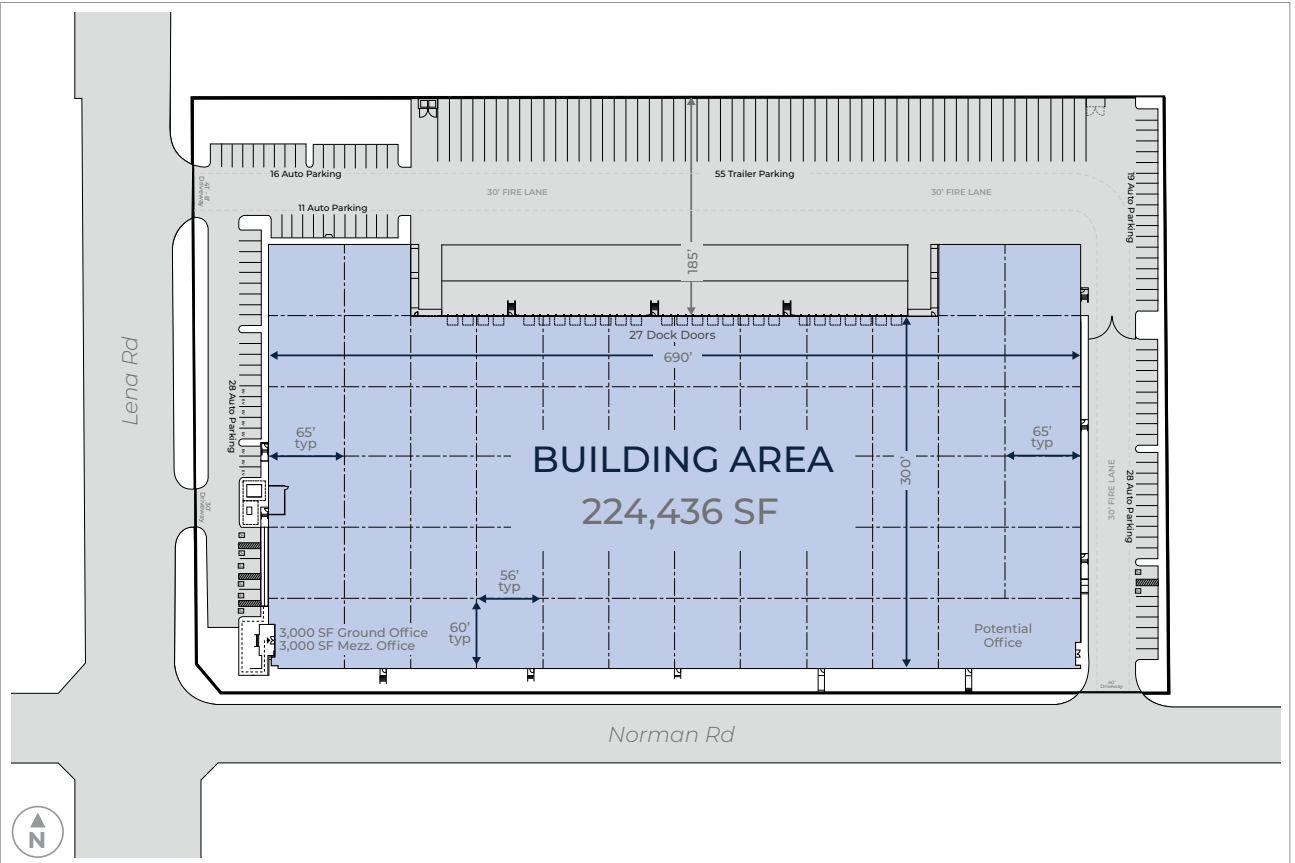
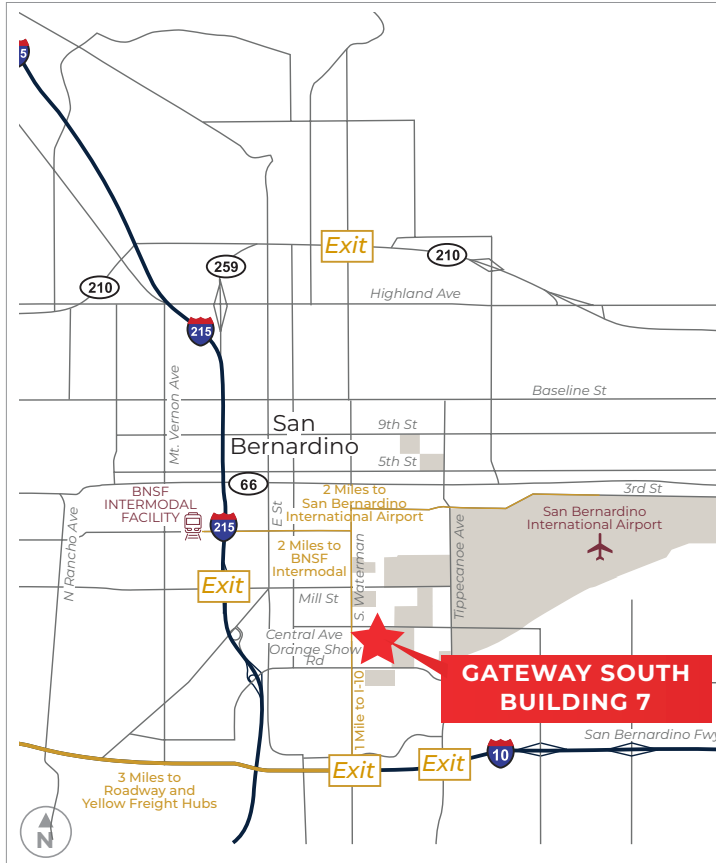
AllianceCalifornia, Hillwood's 2,000-acre trade and logistics center, is located in one of the top industrial markets in the nation and offers companies the most competitive space in southern California. The project features outstanding access to air, rail, and interstate highways. Foreign Trade Zone status is also available and provides substantial savings for companies at AllianceCalifornia. Gateway South, Building 7 is located at the corner of Lena Rd and Norman Rd.



Alliance★California® GATEWAY SOUTH | BUILDING 7

NORTHEAST CORNER OF LENA RD AND NORMAN RD | SAN BERNARDINO, CA 92408

PROPERTY OVERVIEW



224,436 SF available on 9.6 acres



36' clear height



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



2 - drive-in doors



185' truck court



LED lighting



27 - dock doors



55 - trailer parking spaces



104 - auto parking spaces



ESFR sprinkler system

Development



SCOTT MORSE

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

Leasing











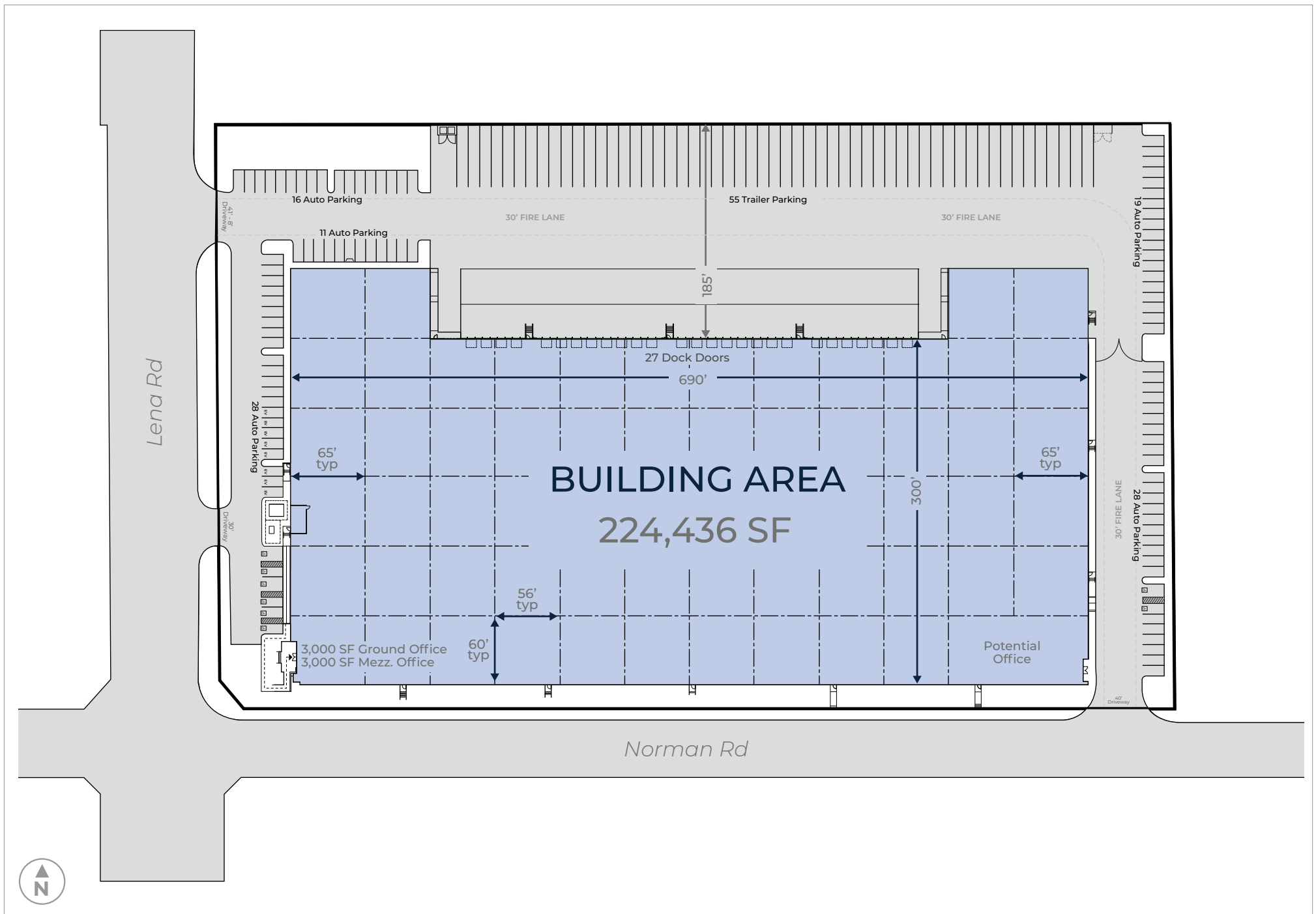
CODY WOLF

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DRIVE TIMES

Interstate 10 & 215			San Bernardino International Airport			BNSF Intermodal Facility			Roadway & Yellow Freight Hubs		
	1 mi.	 1 min.		2 mi.	 2 min.		2 mi.	 2 min.		3 mi.	 5 min.



CONTACT

DEVELOPMENT



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LEASING



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