

1910

SAN BERNARDINO, CALIFORNIA

2,000 ACRE
TRADE &
LOGISTICS
CENTER

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



BTS - WESTGATE 5 / COTT BEVERAGE

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 just minutes away at San Bernardino International Airport.

In late 2002, Hillwood was selected as the project's master developer and over the course of the last seventeen 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 1.2 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 were two newly constructed properties acquired by Hillwood and are home to Gibson Overseas and Royal Appliance (aka Dirt Devil).

GATEWAY SOUTH 1 / KOHL'S

At Southgate, five buildings, with more than 2.4M SF were developed. Current tenants include Amazon in two buildings, Pepsico, Pool Corp and Fender. Continued growth brought additional new tenants to Hillwood's best-in-class logistics center. At Gateway South Buildings 1 and 2, Kohl's leased a second distribution center with 970,075 SF and Kenco Logistics / Exxon Mobil and Updike Logistics share the 480,340 SF distribution center. In 2017, Amazon leased a third facility for their e-commerce business, moving into the 1.1M SF Gateway South Building 3. The 1M SF facility at Gateway South Building 4 completed construction in 2019 and was leased to Amazon. FedEx has leased the newly constructed 143,327 SF facility at Gateway South Building 5.



NORTHGATE 1 - MATTEL

INDUSTRIAL

Hillwood is one of the leading owners and developers of industrial product in the United States. To date, more than 152.9 million sq. ft. of industrial product has been developed and 46.6 million sq. ft. acquired.

LOGISTICS HUB

Hillwood is a prominent developer of import-related distribution centers across the country. These hubs capitalize on multiple forms of transportation to provide customers with the optimal means to distribute imported goods.

AIRPORTS & AIR FACILITIES

In addition to constructing the first Class-A airport within AllianceTexas, Hillwood has developed a wide range of airport-related product, including air cargo facilities, Fixed Base Operation (FBO) terminals and combination hangar-office facilities.

INTERMODAL FACILITIES

In the early 1990s, Hillwood worked with Burlington Northern Santa Fe Railway to develop one of the largest intermodal facilities ever built from a greenfield site. Today, the facility handles approximately 600,000 containers per year and has become the model for inland port logistics hubs built around an intermodal yard.

OFFICE

Hillwood develops and manages offices for some of the world's most recognized companies, including Mercedes-Benz, Aviall, Galderma, Textron, DynCorp International, Bell Helicopter, TD Auto Finance, Deloitte University Training Center and the Federal Aviation Administration.

REMEDIATION & BROWNFIELD DEVELOPMENT

Hillwood's remediation began in 1998, with the development of Victory Park, which previously held a rail yard, power plant, landfill, several dilapidated warehouses and a grain silo. The former Norton Air Force Base, now AllianceCalifornia, also required significant remediation, including the transformation of a WWII-era bomb plant into what is now Interchange Business Center.



GATEWAY SOUTH 4 / AMAZON

EST. TOTAL ECONOMIC IMPACT \$2.6B

\$1.07B PRIVATE INVESTMENT

10,500 NEW JOBS

\$962M TAX BASE INCREASE

TODAY, ALLIANCE CALIFORNIA BOASTS 15.2M SF OF DEVELOPMENT & HAS AN ADDITIONAL 1.6M SF PLANNED.



John Magness

909 382 2154 (o) | john.magness@hillwood.com

Scott Morse | License #01969110

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

901 Via Piemonte | Suite 175 | Ontario, CA 91764

909 382 0033 (o)

36 Discovery | Ste 120 | Irvine, CA 92618

alliancecalifornia.com | hillwood.com



BTS - WESTGATE 1/PEP BOYS AUTO