

Alliance★California®

GATEWAY SOUTH

BUILDING 4

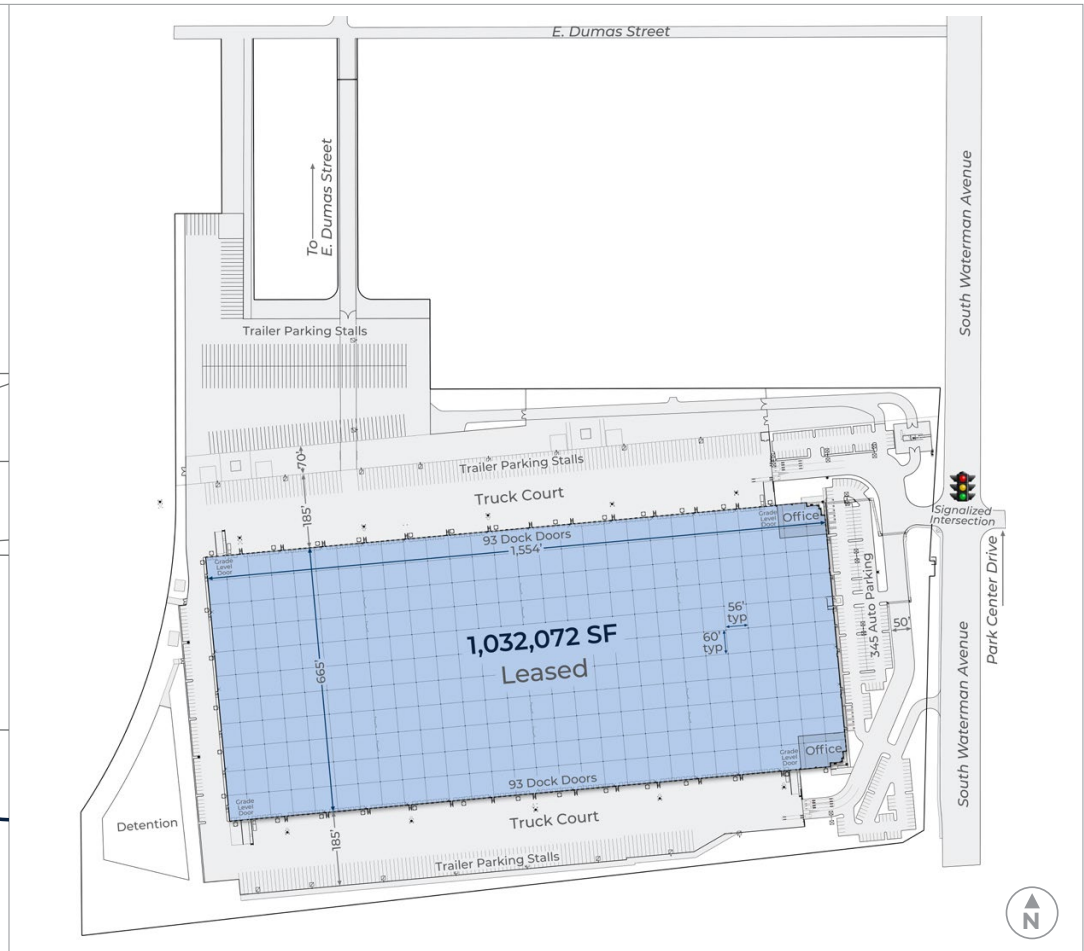
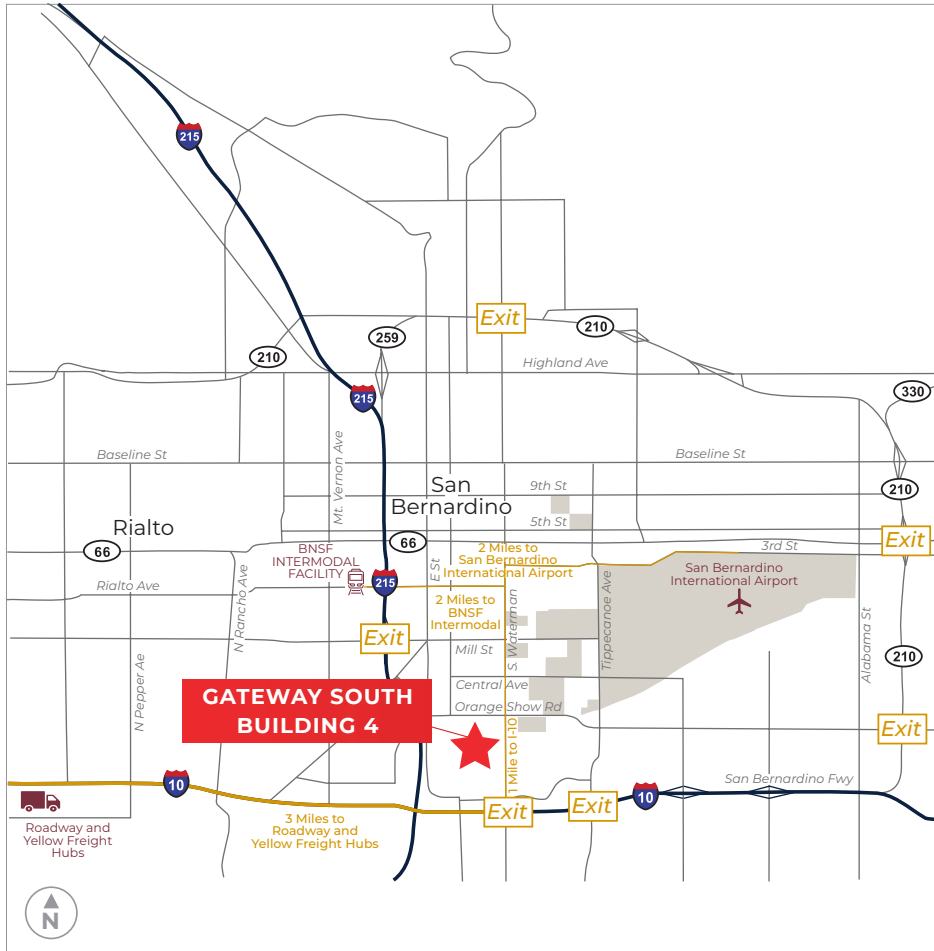
1494 S. WATERMAN AVE | SAN BERNARDINO, CA 92408













1,032,072 Square Feet Leased | Class A Industrial

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.



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-  5,000 SF office
-  56' x 60' typical column spacing
-  4 – grade level doors
-  40' clear height
-  2.5% skylights
-  185' secured concrete truck courts
-  Flat floor
-  Cross dock loading
-  345 – auto parking stalls (expandable)
-  ESFR sprinkler system
-  186 – dock doors
-  249 – trailer parking stalls (expandable)

Development

 A PEROT COMPANY®

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Leasing

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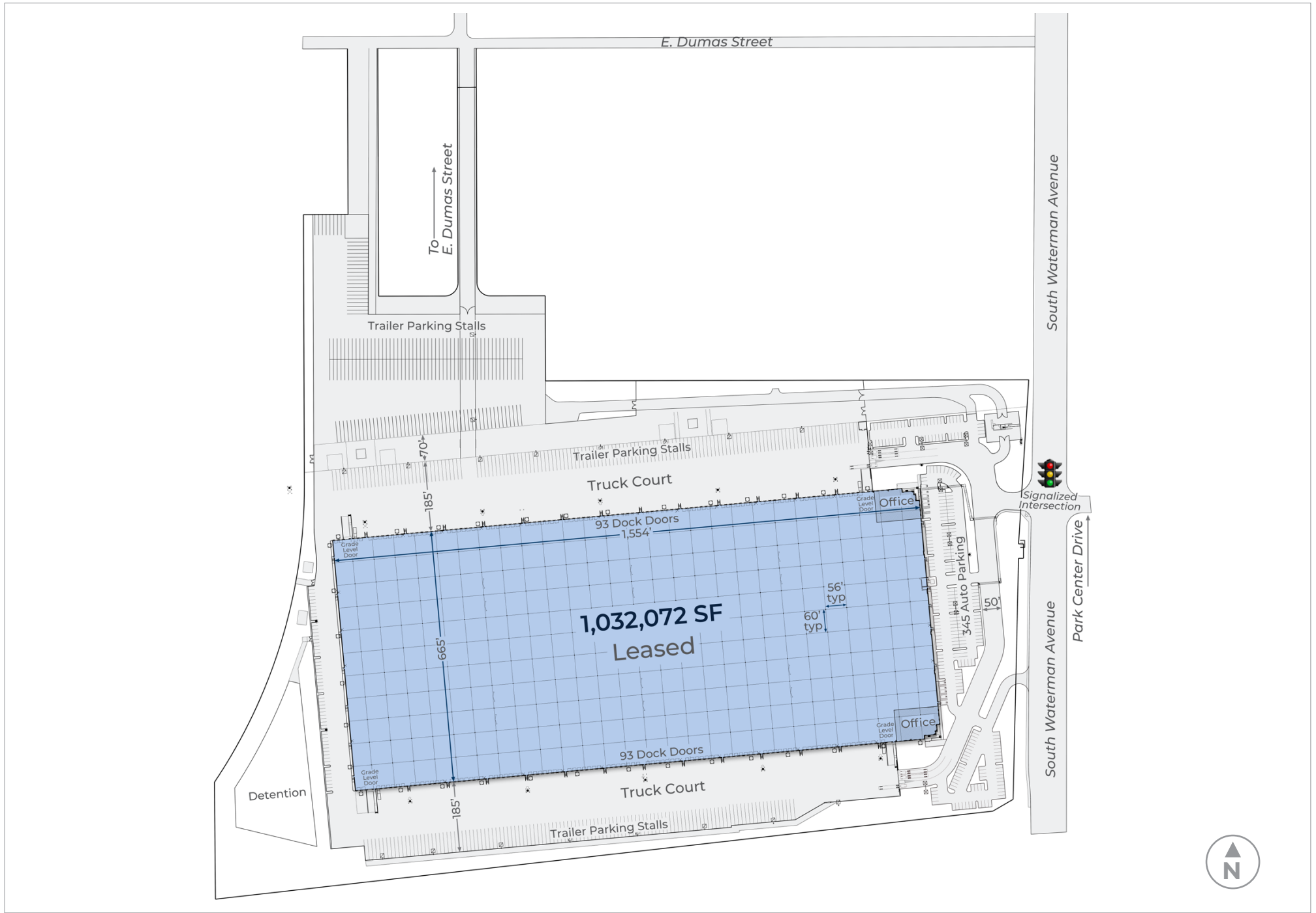
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PROPERTY PHOTOS





CONTACT

DEVELOPMENT



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LEASING



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