Alliance*California® GATEWAY SOUTH

BUILDING 4

1494 S. WATERMAN AVE | SAN BERNARDINO, CA 92408

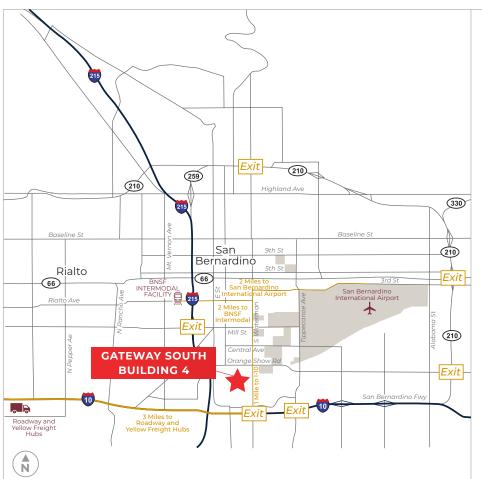
1,032,072 Square Feet Leased

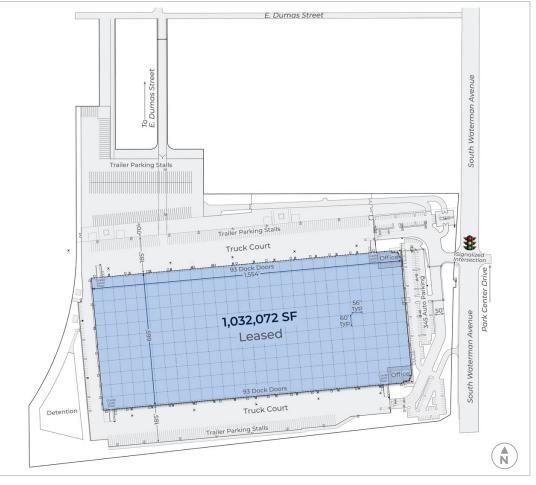
Class A Industrial

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



40' clear height



Flat floor



ESFR sprinkler system



56' x 60' typical column spacing



2.5% skylights



Cross dock loading



186 – dock doors



4 – grade level doors



185' secured concrete truck courts



345 – auto parking stalls (expandable)



ኴ 249 – trailer parking stalls (expandable)

Development HILLWOOD

A PEROT COMPANY

Leasing

JEFF SMITH

RYAN LAL

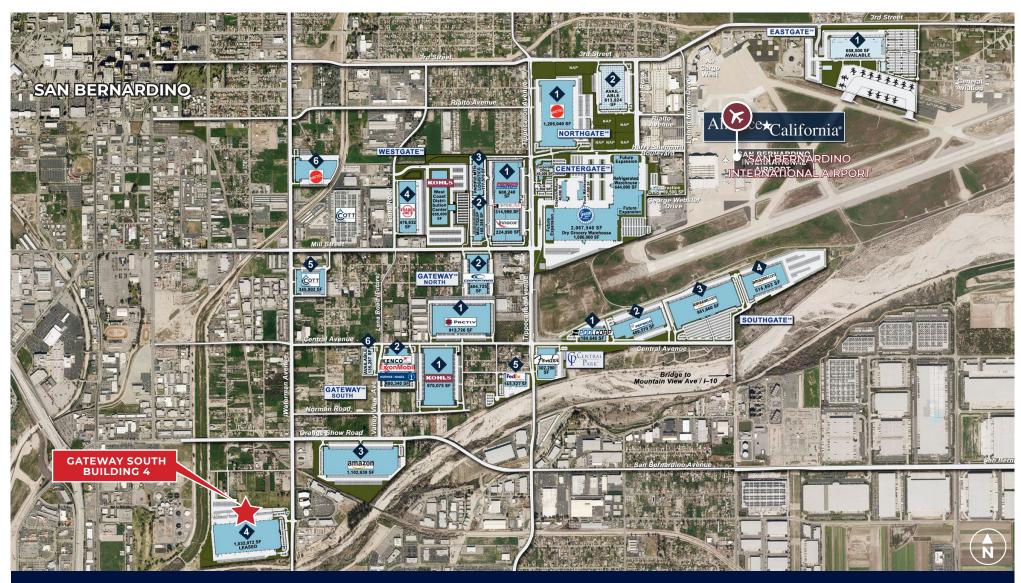
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JOHNATHAN PAULS

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AUSTIN HILL

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DRIVE TIMES

Interstate 10 & 215

1 mi.

7 1 min.

San Bernardino International Airport





? 2 min.

BNSF Intermodal Facility





Roadway & Yellow Freight Hubs





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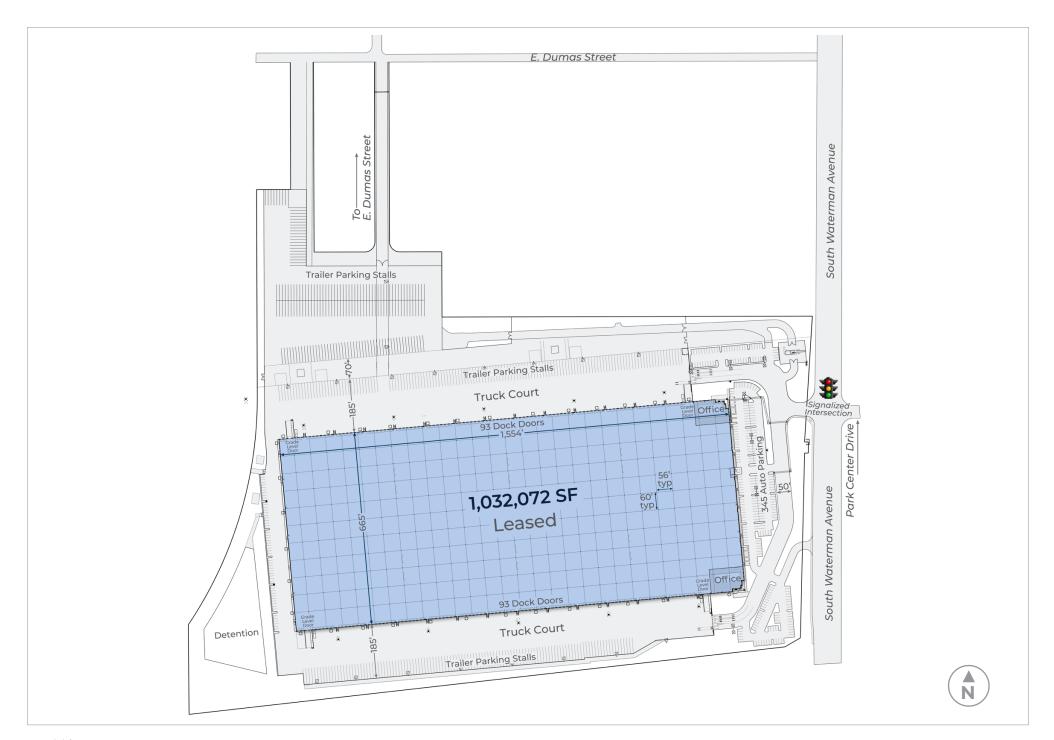












CONTACT

DEVELOPMENT



SCOTT MORSE

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LEASING



JEFF SMITH

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