

Alliance★California®

GATEWAY SOUTH

BUILDING 8

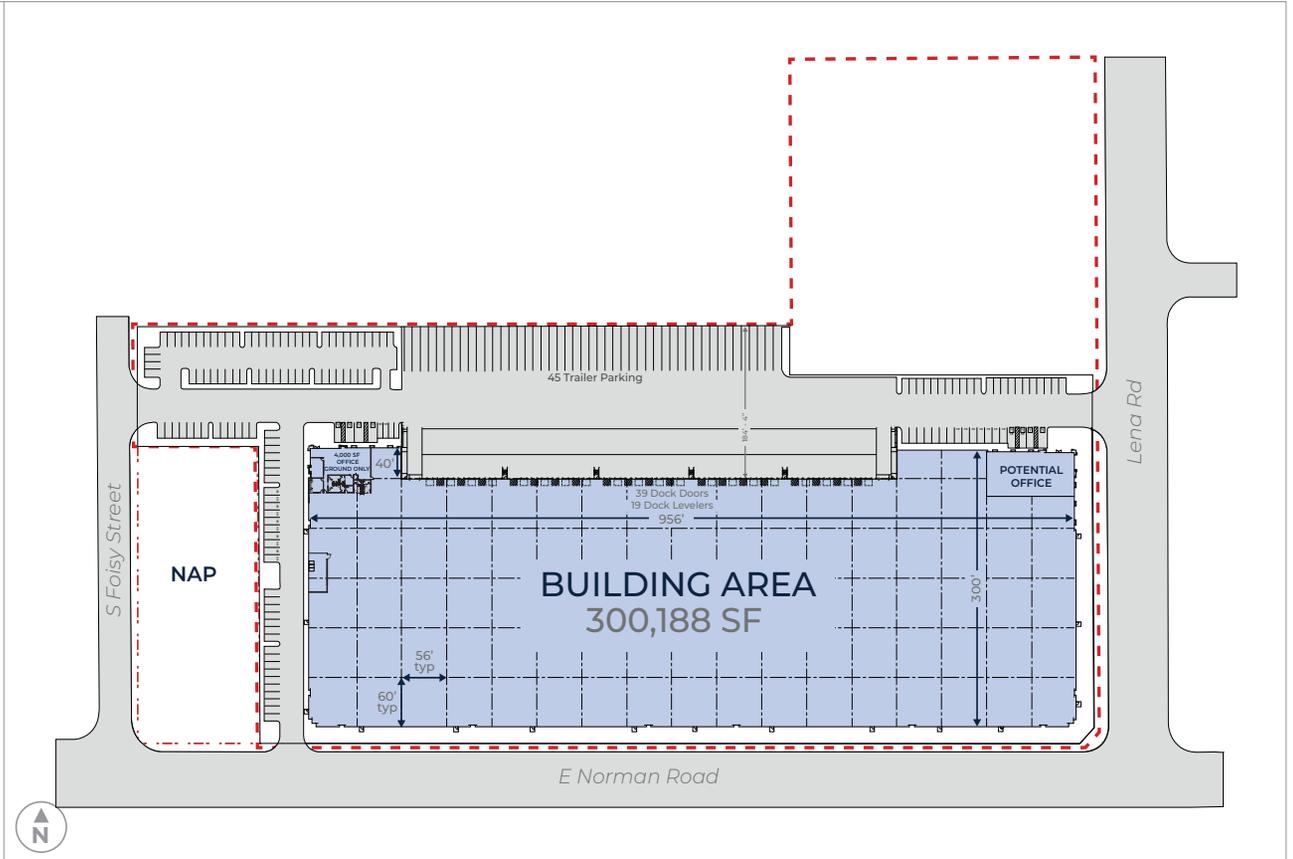
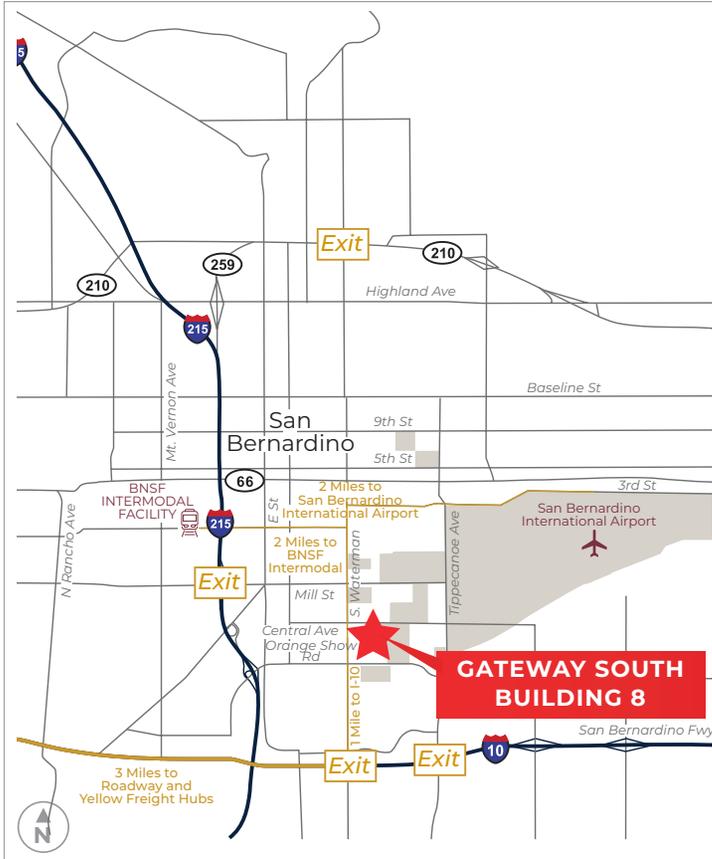
614 E NORMAN RD | SAN BERNARDINO, CA 92408

±300,188 SF Available | Delivering Q3 2023

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. AllianceCalifornia is located at the intersection of the I-10, I-215 and I-210 freeways providing an excellent transportation network for prospective users.



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- | | | |
|---|---|---|
|  ±300,188 SF available on 12.01 acres |  185' truck court |  155 - auto parking spaces |
|  ±4,000 SF office available |  45 - trailer parking spaces |  ESFR sprinkler system |
|  36' clear height |  LEED Certified |  2 - drive-in doors |
|  56' x 60' column spacing;
60' at staging bays |  39 - dock doors
19 - dock levelers installed |  2,000 Amp meter
4,000 Amp UGPS |

Joint Venture Development



SCOTT MORSE

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

Leasing



CODY WOLF

909 912 0018 (o) | 909 996 5760 (c)
cody.wolf@daumcommercial.com



DRIVE TIMES

Interstate 10 & 215

1 mi. 1 min.

San Bernardino International Airport

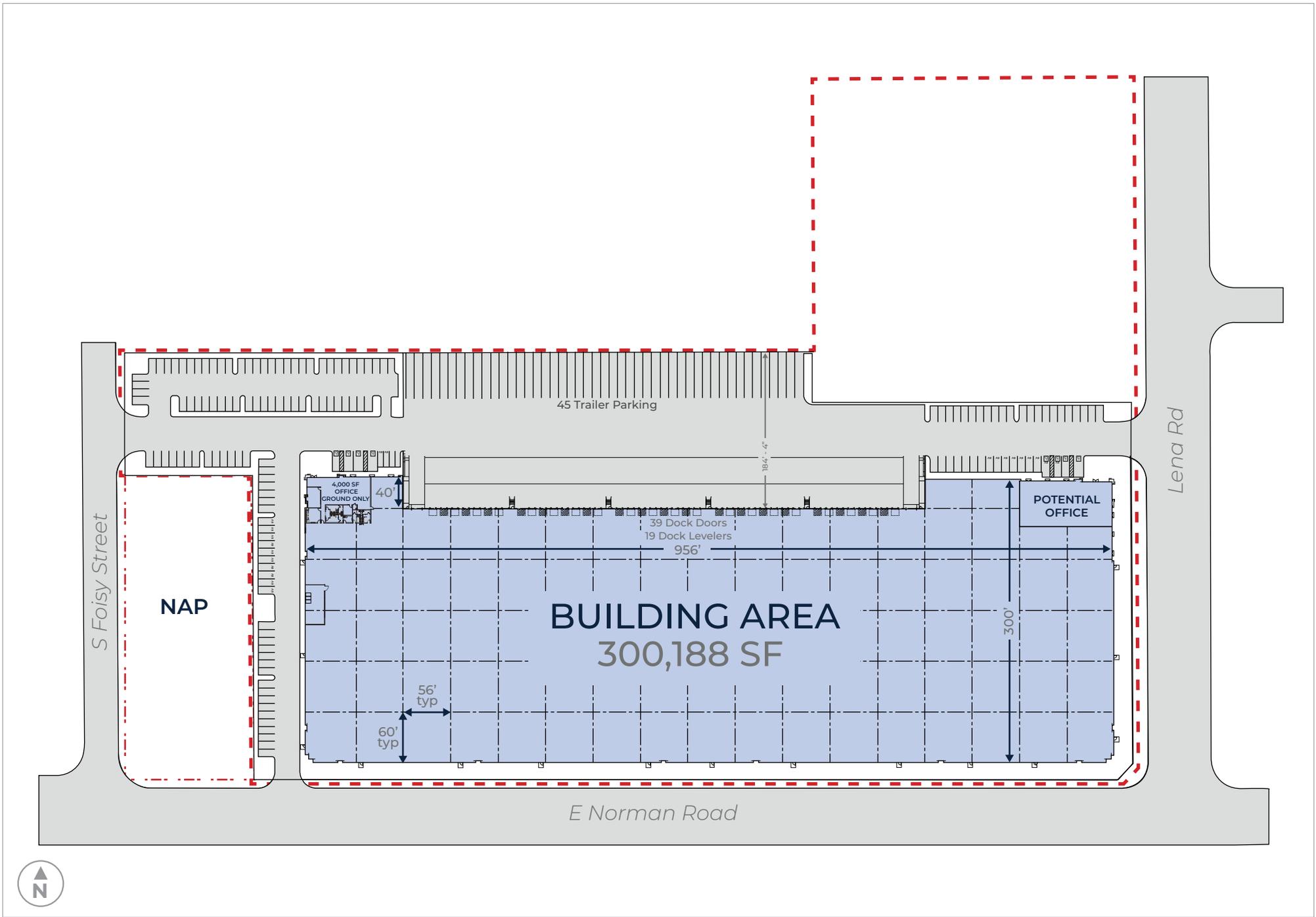
2 mi. 2 min.

BNSF Intermodal Facility

2 mi. 2 min.

Roadway & Yellow Freight Hubs

3 mi. 5 min.



CONTACT

JOINT VENTURE DEVELOPMENT

LEASING



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