

# Alliance★California®

## NORTHGATE

### BUILDING 2

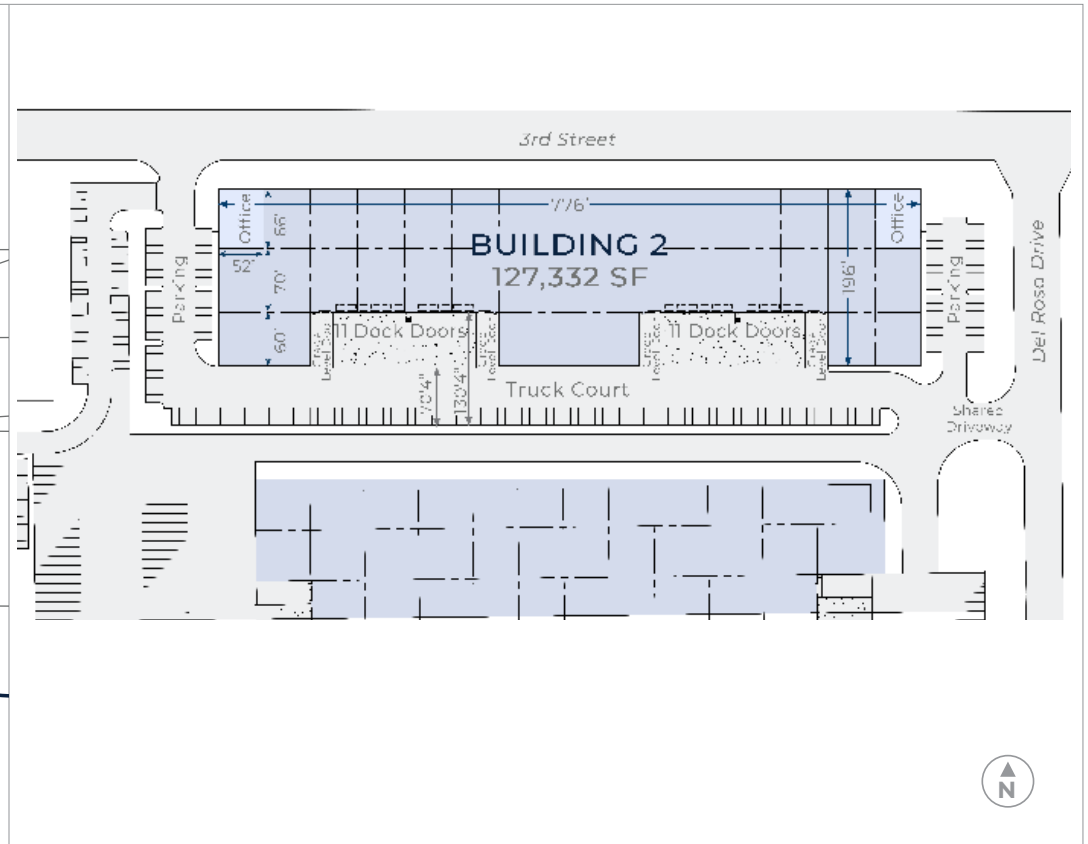
Del Rosa and 3rd St | San Bernardino, CA 92408

127,332 SF Available | 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. Northgate, Building 2, is strategically located at Del Rosa and 3rd Street near San Bernardino International Airport.



DEL ROSA AND 3RD ST | SAN BERNARDINO, CA 92408



127,332 SF available on 6.4 acres



Office build-to-suit



Del Rosa Dr and 3rd St frontage



32' clear height



ESFR sprinkler system



LED warehouse lighting



front load configuration



22 – 9' x 10' dock high doors



2 – 12' x 14' ground level doors



130'4" truck court



151 – auto parking stalls



22 – trailer parking stalls



Painted interior walls and columns

### Development



### SCOTT MORSE

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DEL ROSA AND 3RD ST | SAN BERNARDINO, CA 92408



## DRIVE TIMES

## Interstate 10 & 215



1 mi.



1 min.

## San Bernardino International Airport



2 mi.



2 min.

## BNSF Intermodal Facility



2 mi.



2 min.

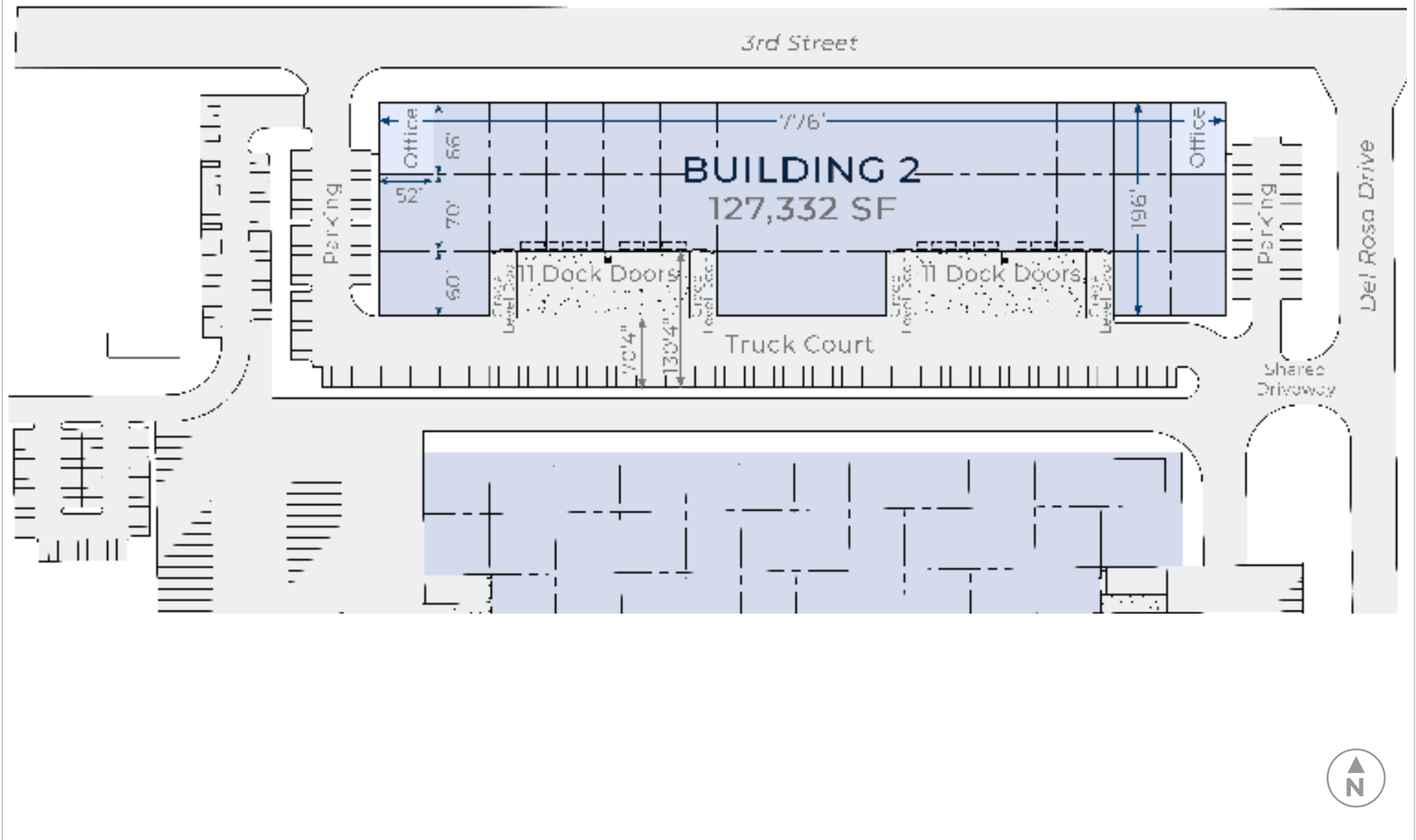
## Roadway & Yellow Freight Hubs



3 mi.



5 min.





# CONTACT

## DEVELOPMENT



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