

410,210 SF
AVAILABLE



Alliance California®

Eastgate Building 2

6th Street | San Bernardino, CA 92408

Area Amenities

- » Immediate access to I-10, I-215 and I-210
- » 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
- » Corporate neighbors include Amazon, Mattel, Pep Boys, Stater Bros., PepsiCo, Kohl's, and Pactiv
- » Pro-growth local government
- » Experienced and motivated city permitting agency
- » Easy access to restaurants, retail, health club and childcare center

A Development of:



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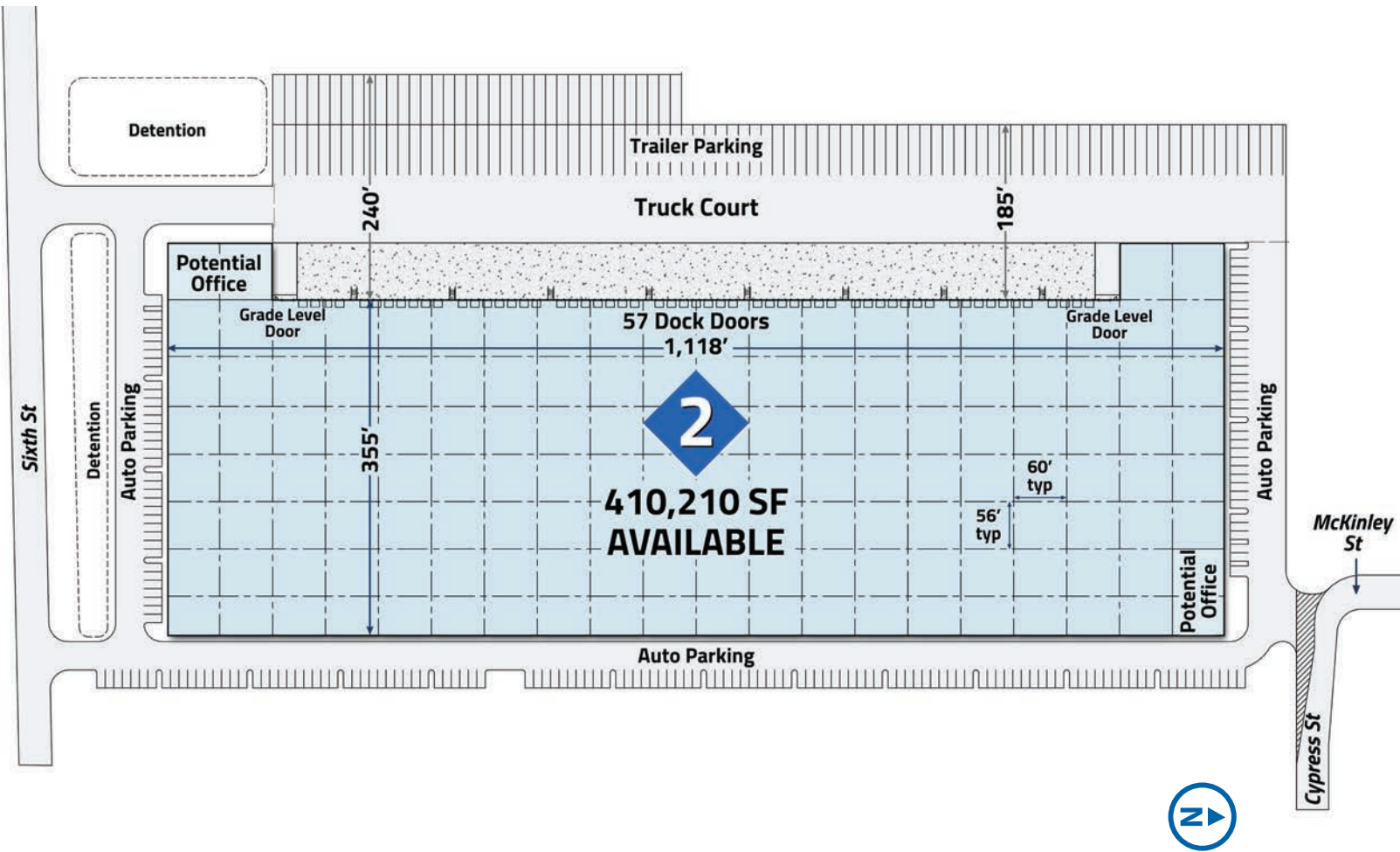


For Leasing Information:



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Building Features

- » 410,210 SF available on 19.95 acres
- » Office build-to-suit
- » 36' clear height
- » ESFR fire sprinkler system
- » 56' x 60' typical column spacing
- » 2.5% skylights
- » Front load configuration
- » 57 – dock doors
- » 2 – grade level doors
- » 185' – 240' truck court
- » 244 – auto parking spaces
- » 125 – trailer parking spaces
- » 8' floor slab