

188,386 SF
TOTAL



Alliance California®

Westgate Building 2

980 E. Mill St | 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
- » 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 child-care center

A Development of:



CLARION PARTNERS



HILLWOOD

A PEROT COMPANY®

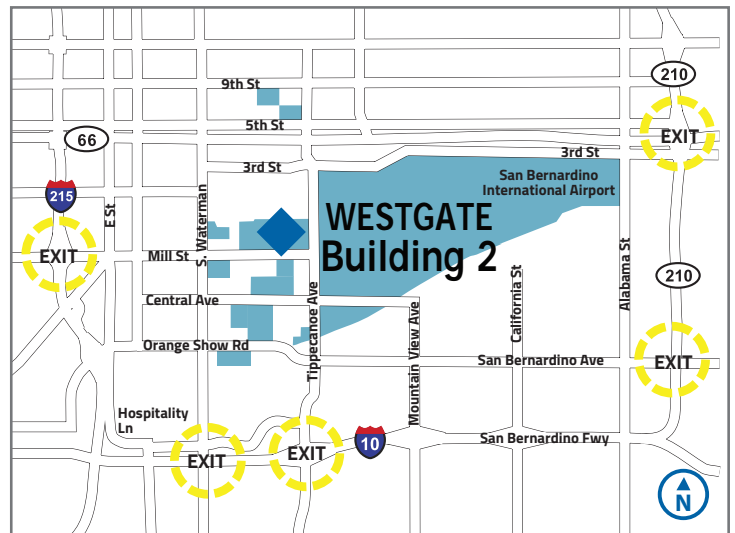
901 Via Piemonte | Ste 175 | Ontario, CA 91764 | 909.382.0033 (o)

2855 Michelle Dr | Ste 180 | Irvine, CA 92606

www.alliancecalifornia.com | www.hillwood.com

Scott Morse | License # 01969110

909.380.7292 (d) | 909.214.7899 (c) | scott.morse@hillwood.com



For Leasing Information:



3281 E. Guasti Rd | Ste 850 | Ontario, CA 91761
909.962.6366 (o)

Peter B. McWilliams | License # 00937278
909.962.6366 (o) | peter.mcwilliams@am.jll.com

Michael J. McCrary | License # 01054055
909.467.6855 (o) | mike.mccrary@am.jll.com

Ruben V. Goodsell | License # 01039414
909.467.6883 (o) | ruben.goodsell@am.jll.com

Patrick G. Wood | License # 01776274
909.467.6857 (o) | patrick.wood@am.jll.com

Building Features

- » 188,386 SF total
- » Build-to-suit office
- » ±32' minimum clear height
- » ESFR fire sprinkler system
- » LED warehouse lighting
- » 52' x 50' typical bay spacing
- » Front load configuration
- » 42 - 9' x 10' dock high doors
- » 2 - 12' x 14' ground level doors
- » ±169 - auto parking spaces
- » 132' fully secured truck court
- » 2,000 amps, 277/480 volt, 3-phase, 4-wire electrical
- » Painted interior walls and columns
- » Signalized intersection at Mill Street and South 2nd Avenue

