



AllianceCalifornia
Overview



Gateway South 1 / Kohl's

2,000 ACRE TRADE AND LOGISTICS CENTER
SAN BERNARDINO, CALIFORNIA

HILLWOOD
A PEROT COMPANY®

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HILLWOOD | AllianceCalifornia®
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INDUSTRIAL

AllianceCalifornia

Hillwood's 2,000-acre trade and logistics center, AllianceCalifornia, is located at the former Norton Air Force Base in San Bernardino, CA. A public /private partnership and anchored by San Bernardino International Airport (SBIA), the visionary project is located in one of the top industrial markets in the nation and offers companies the most competitive space in Southern California. AllianceCalifornia features outstanding access to air, BNSF Intermodal, Roadway and Yellow Freight hubs, as well as immediate access to Interstates 10, 210 and 215.

A variety of state and local tax incentives for businesses are available at AllianceCalifornia including the Port of Long Beach Foreign Trade Zone #50-3 and on-site job training programs and facilities. In addition, a U.S. Customs office is located just minutes away at San Bernardino International Airport.

In late 2002, Hillwood was selected as the project's master developer and over the course of the last seventeen years, AllianceCalifornia has grown significantly, attracting some of the world's best corporations. Beginning with its first tenant at Westgate, Kohl's built a 650,000 SF retail distribution facility. Mattel soon followed with a 1.2 SF warehouse/ distribution / retail outlet at Northgate Building 1.



BTS – Westgate 5 / Cott Beverage

Pep Boys Auto selected a site at Westgate and Hillwood constructed Building 1, a 600,240 SF build-to-suit distribution center. The facility was expanded by 540,000 SF to accommodate additional residents like Interline and Innocor. As growth continued, two other distribution centers at Gateway North were developed, 914,000 SF for PACTIV and 404,725 SF for Medline .

The regional supermarket, Stater Bros., purchased 160 acres at Centergate to construct their \$250 million multi-building corporate headquarters and distribution campus which included a 2,067,540 SF refrigerated and dry grocery distribution center.

Northgate 10 and 11 were two newly constructed properties acquired by Hillwood and are home to Gibson Overseas and Royal Appliance (aka Dirt Devil).

At Southgate, five buildings, with more than 2.4M SF were developed. Current tenants include Amazon in two buildings, Pepsico, Pool Corp and Fender.

Continued growth brought additional new tenants to Hillwood's best-in-class logistics center. At Gateway South Buildings 1 and 2, Kohl's leased a second distribution center with 970,075 SF and Kenco Logistics / Exxon Mobil and Kuehne+Nagel share the 480,340 SF distribution center. In 2017, Amazon leased a third facility for their e-commerce business, moving into the 1.1M SF Gateway South Building 3. Today, at Gateway South Building 4, a 1M SF facility is under construction with completion expected in June 2019.

AllianceCalifornia is an example of Hillwood's ability to develop a tremendous business environment that has a significant impact on the local community:

- » \$1.068B of private investment
- » More than 10,500 new jobs
- » \$930M tax base increase
- » Estimated total economic impact of \$2.6B

Today, AllianceCalifornia boasts 15.2M SF of development and has an additional 1.6M SF planned.

For additional information, visit www.alliancecalifornia.com

AllianceCalifornia®

- Immediate access to I-10, I-215 and I-210
- State and local tax incentives available
- 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
- Fortune 500 / Forbes Largest Private Companies include Amazon, Mattel, PepBoys, Stater Bros., Pepsico/Quaker, Kohl's, Kohler, Pactiv and Medline
- On-site job training programs and facilities
- Pro-growth local government
- Experienced and motivated city permitting agency
- Easy access to restaurants, retail, health club and child care center



Gateway South 3 / Amazon



BTS - Westgate 1 / Pep Boys Auto