

476,632 SF  
TOTAL



# Alliance California® Westgate Building 4

343 S. Lena Rd | San Bernardino, CA 92408

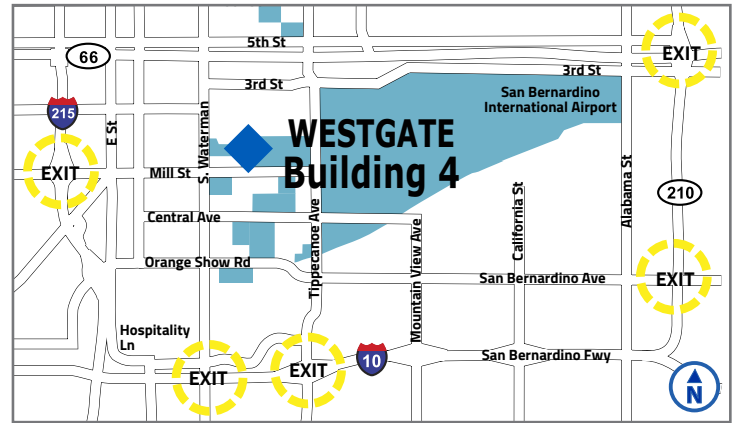
## Area Amenities

- » 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 child-care center

### A Development of:



901 Via Piemonte, Ste 175 | Ontario, CA 91764 | 909.382.0033 (o)  
 36 Discovery | Ste 120 | Irvine, CA 92618  
[www.alliancecalifornia.com](http://www.alliancecalifornia.com) | [www.hillwood.com](http://www.hillwood.com)  
 Scott Morse | License #01969110  
 909.380.7292 (o) | 909.214.7899 (c) | [scott.morse@hillwood.com](mailto:scott.morse@hillwood.com)



### For Leasing Information:



Lee & Associates | 3535 Inland Empire Blvd | Ontario, CA 91764  
 909.989.7771 (o)

Bill Heim | ID #00776174 | Executive Vice President  
 909.373.2901 (d) | 951.206.7772 (c) | [bheim@lee-assoc.com](mailto:bheim@lee-assoc.com)

Alex Heim | ID #01945521  
 909.373.2701 (d)

Nesha Ritchie | ID#01936359  
 909.373.2942 (d)



2855 E. Guasti Rd, Ste 401 | Ontario, CA 91761  
 909.605.9400 (0)

Kevin McKenna, SIOR | ID #00887289 | Executive Vice President  
 909.937.6342 (d) | 949.300.0084 (c) | [kevin.mckenna@colliers.com](mailto:kevin.mckenna@colliers.com)

Greg Merrill | ID #01906709 | Industrial Specialist  
 909.937.6361 (d) | 951.218.2099 (c) | [greg.merrill@colliers.com](mailto:greg.merrill@colliers.com)

## Building Features

- » 476,632 SF total on 23.4 acres
- » 36' minimum clear height
- » ESFR fire sprinkler system
- » LED warehouse lighting
- » 56' x 60' typical bay spacing
- » Rear load configuration
- » 79 – 9' x 10' dock high doors
- » 2 – 12' x 14' grade level doors
- » 225 – auto parking spaces
- » 185' secured concrete truck court
- » 4,000 amps, 277/480 volt, 3-phase, 4-wire electrical
- » Painted interior walls and columns
- » Signalized intersection at Mill Street and South 2nd Avenue

