

# Alliance★California®

## GATEWAY SOUTH

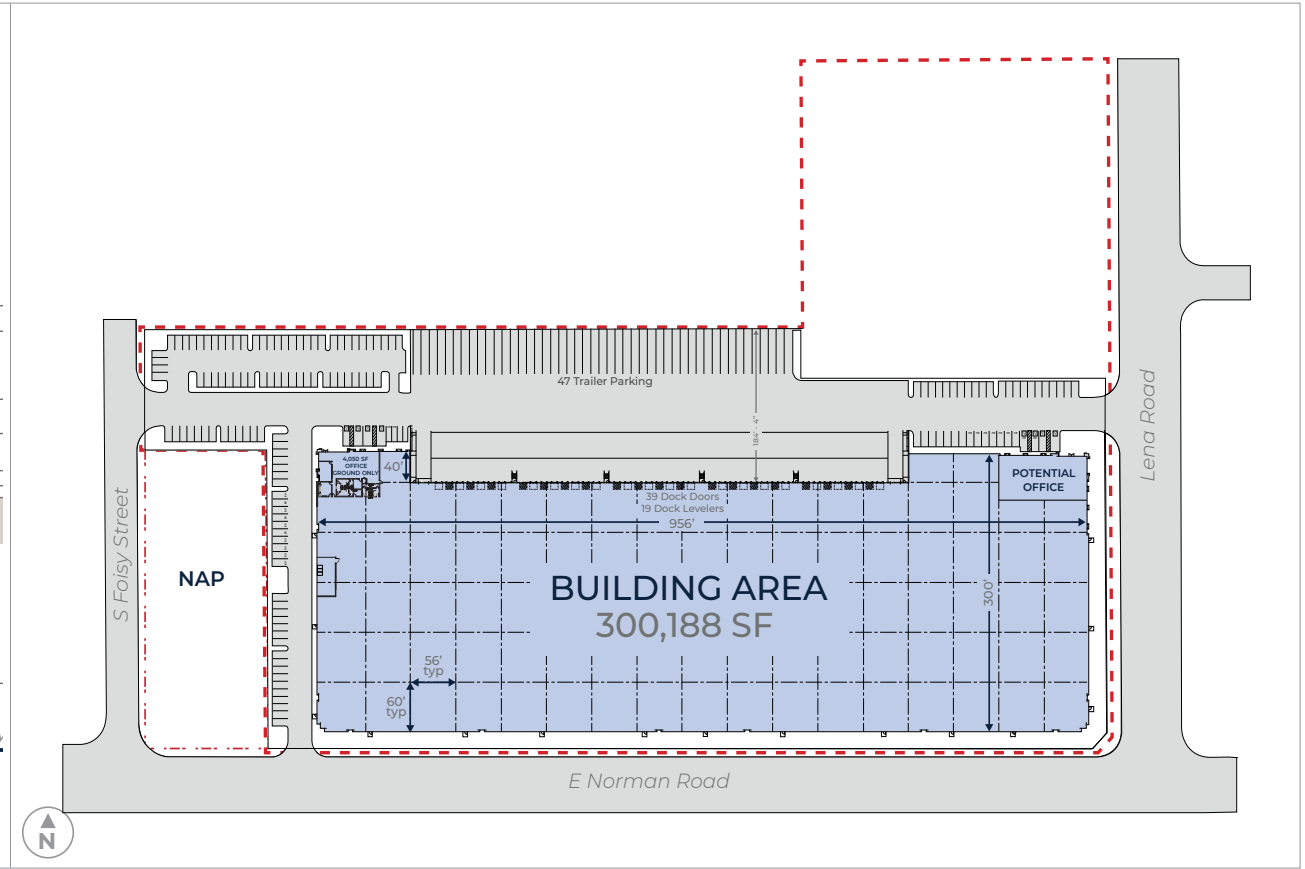
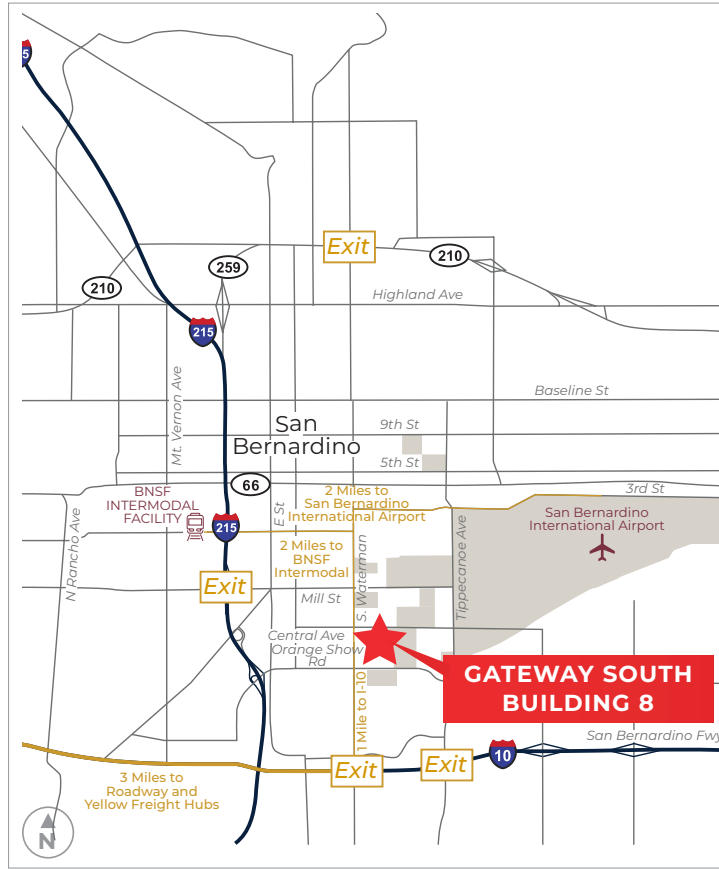
### BUILDING 8

584 E NORMAN RD | SAN BERNARDINO, CA 92408

±300,188 SF Available

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. AllianceCalifornia is located at the intersection of the I-10, I-215 and I-210 freeways providing an excellent transportation network for prospective users.





LEED certified



±300,188 SF available on 12 acres



±4,050 SF spec office



36' clear height



185' truck court



159 - auto parking spaces



47 - trailer parking spaces



56' x 60' column spacing;  
60' at staging bays



39 - dock doors



7" thick 4,000 psi concrete slabs



2 - drive-in doors



19 - 35K lb. mechanical dock levelers



30 FC LED speedbay lighting;  
1 FC LED warehouse lighting



2,000 amp service;  
(277/480-volt, 3-phase, 4-wire)



ESFR sprinkler system

Joint Venture Development



SCOTT MORSE

909 380 7292 (o) | 909 214 7899 (c)  
scott.morse@hillwood.com

Leasing



CODY WOLF

909 912 0018 (o) | 909 996 5760 (c)  
cody.wolf@daumcommercial.com





10 MILES

Population



859,606

Median Household  
Income



\$62,120

Labor Force



441,084

### DRIVE TIMES

Interstate 10 & 215



1 mi.



1 min.

San Bernadino International Airport



2 mi.



2 min.

BNSF Intermodal Facility



2 mi.



2 min.

Roadway & Yellow Freight Hubs



3 mi.



5 min.

Ontario International Airport



19 mi.



25 min.

Port of Long Beach

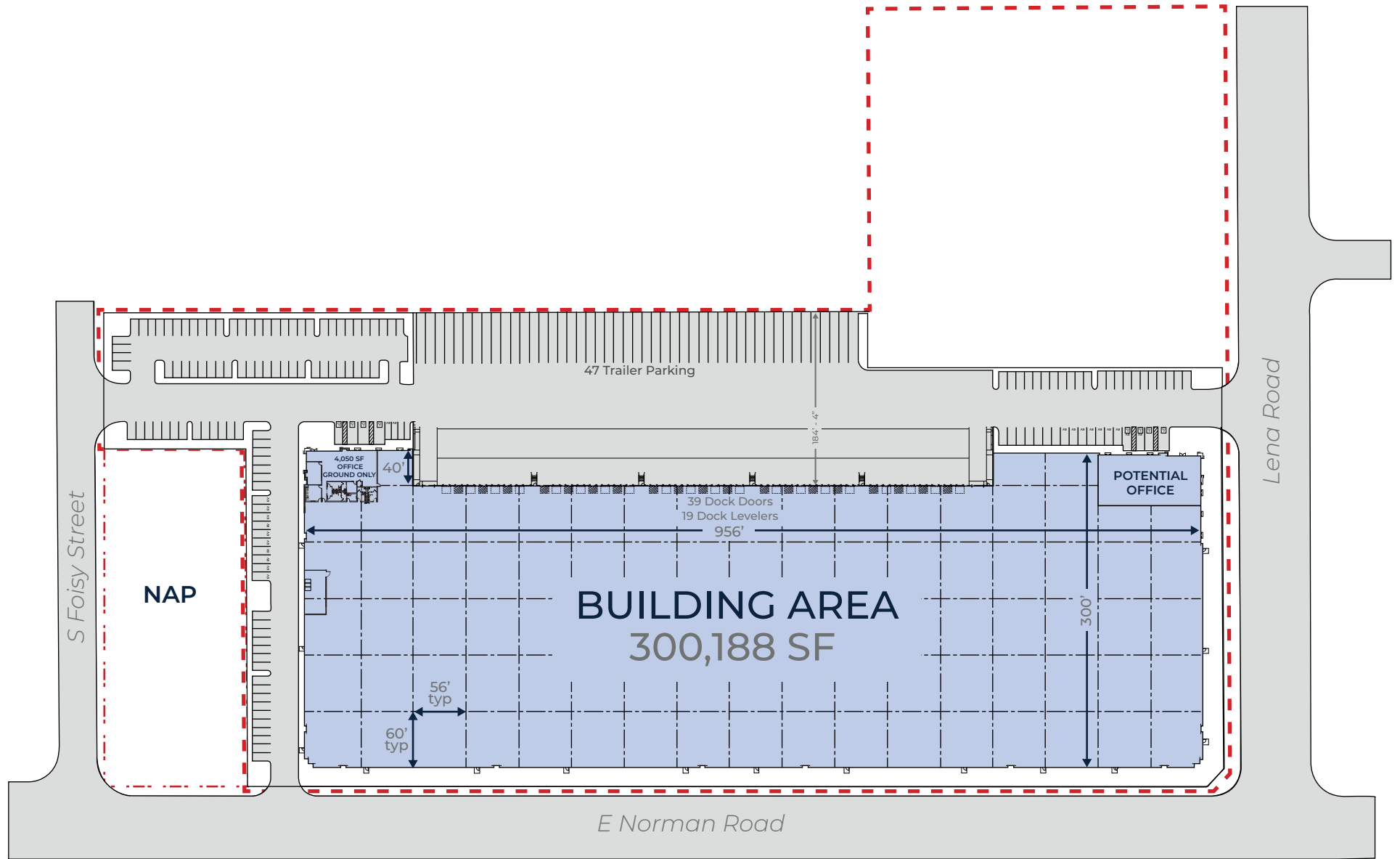


72 mi.



90 min.







# CONTACT

## JOINT VENTURE DEVELOPMENT



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## LEASING



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