

Alliance★California®

GATEWAY SOUTH

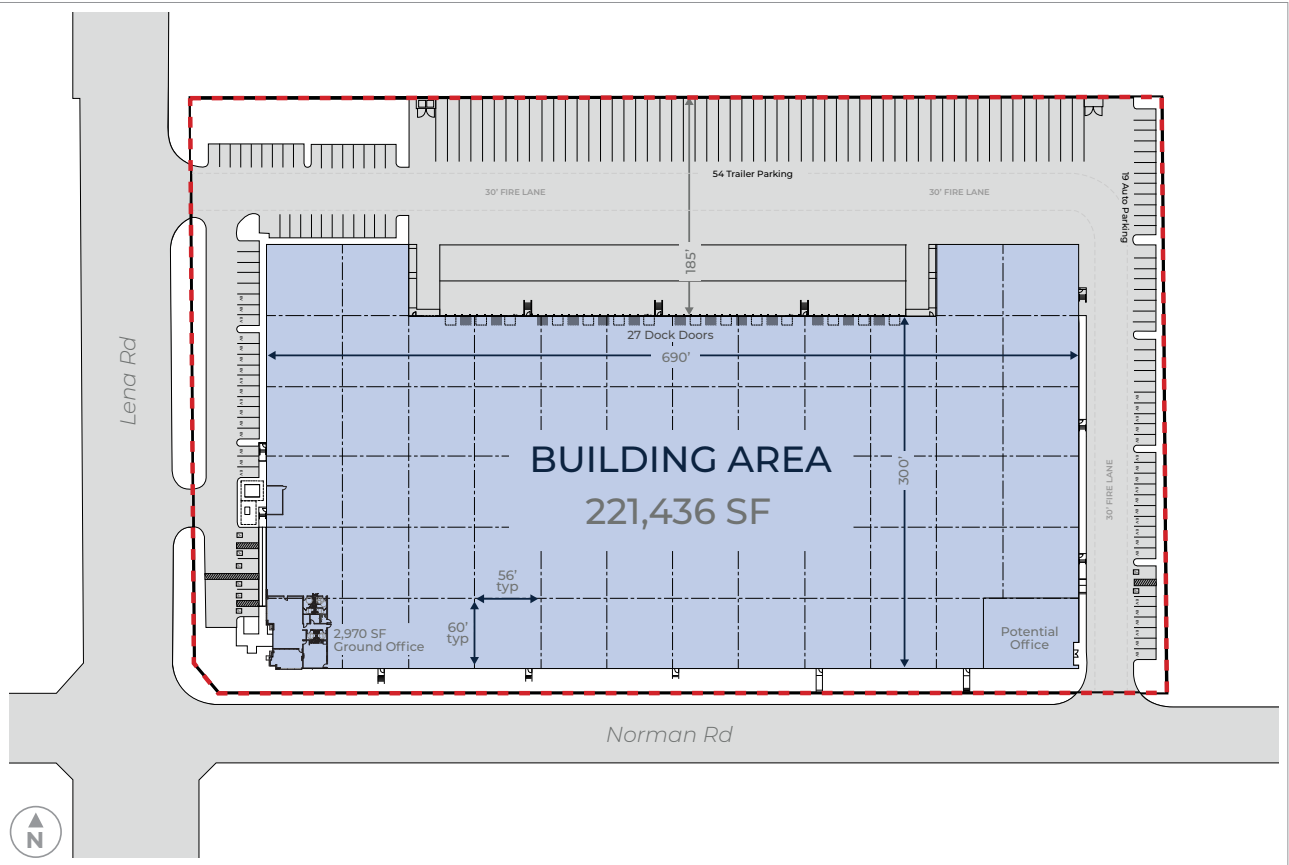
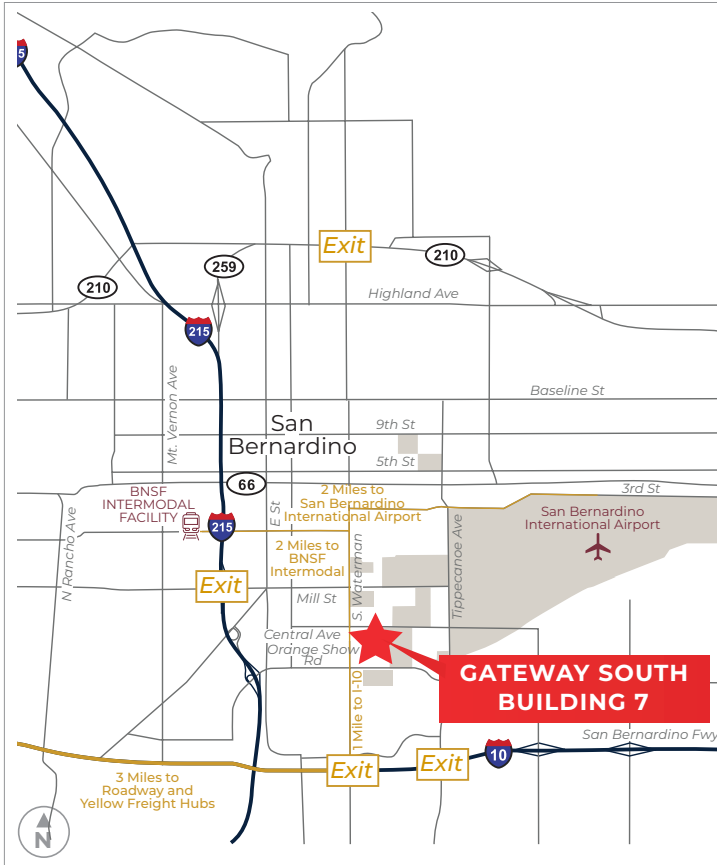
BUILDING 7
















634 E NORMAN RD | SAN BERNARDINO, CA 92408

±221,436 SF Available - For Lease or Sale



634 E NORMAN RD | SAN BERNARDINO, CA 92408



-  LEED certified
-  104 - auto parking spaces
-  2 - drive-in doors
-  ±221,436 SF available on 9.6 acres
-  54 - trailer parking spaces
-  13 - 35K lb. mechanical dock levelers
-  ±2,970 SF spec office
-  56' x 60' column spacing;
60' at staging bays
-  30 FC LED speedbay lighting;
1 FC LED warehouse lighting
-  36' clear height
-  27 - dock doors
-  1,200 amp service;
(277/480-volt, 3-phase, 4-wire)
-  185' truck court
-  Building slab: 7" thick; 4,000 psi
-  ESFR sprinkler system

Development



SCOTT MORSE

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

Leasing



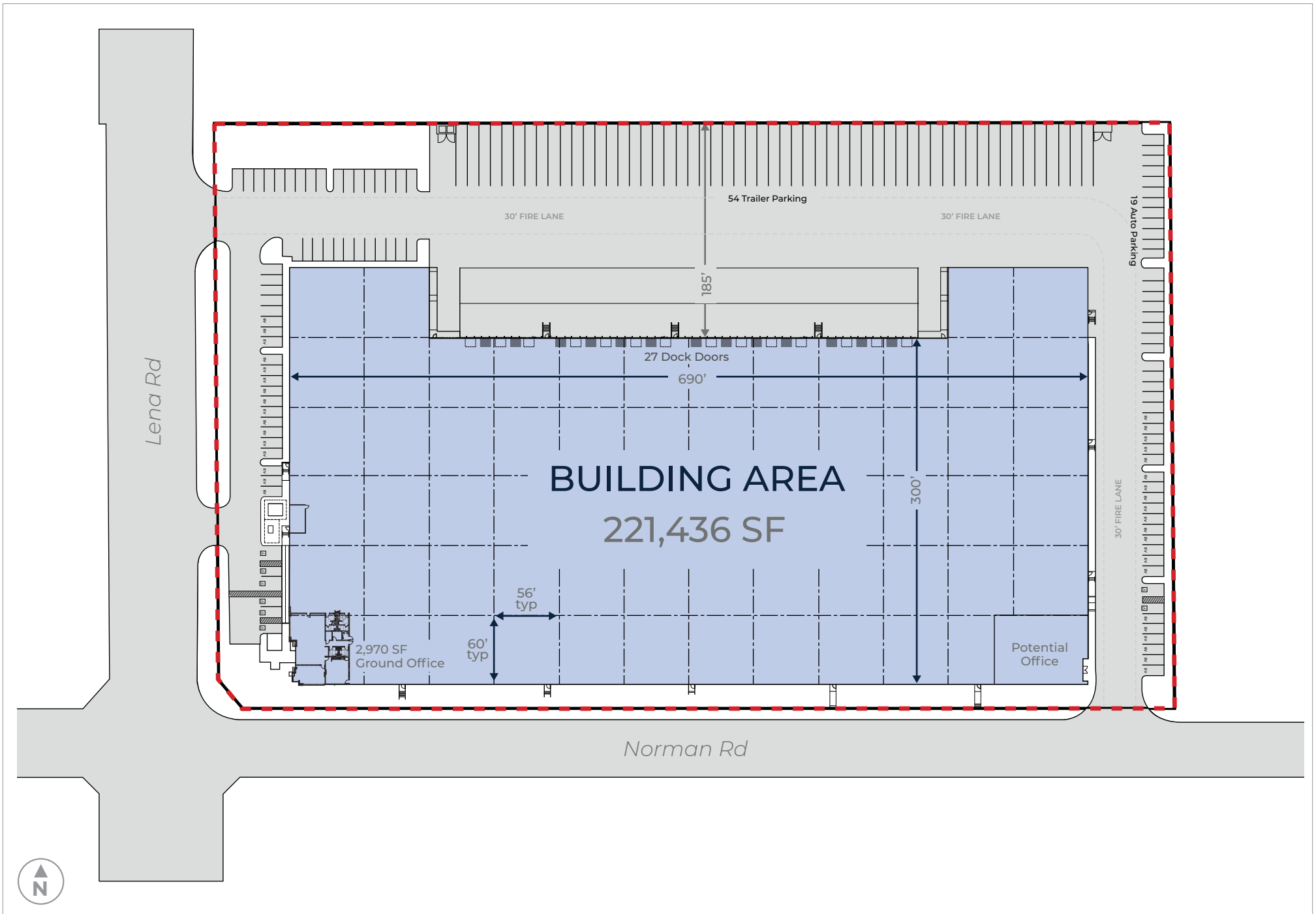
CODY WOLF

909 912 0018 (o) | 909 996 5760 (c)
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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.

10 MILES		DRIVE TIMES		BNSF Intermodal Facility		Ontario International Airport	
Population	859,606	Interstate 10 & 215					
Median Household Income	\$62,120	1 mi. 1 min.	2 mi. 2 min.	19 mi. 25 min.			
Labor Force	441,084	San Bernadino International Airport		Roadway & Yellow Freight Hubs		Port of Long Beach	
		2 mi. 2 min.	3 mi. 5 min.	72 mi. 90 min.			





CONTACT

DEVELOPMENT

LEASING

HILLWOOD
A PEROT COMPANY®

DAUM

SCOTT MORSE

CODY WOLF

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