

# Alliance★California®

## NORTHGATE

### BUILDING 2

SE CORNER OF 3RD STREET AND TIPPECANOE AVENUE | SAN BERNARDINO, CA 92410

±99,376 SF Available

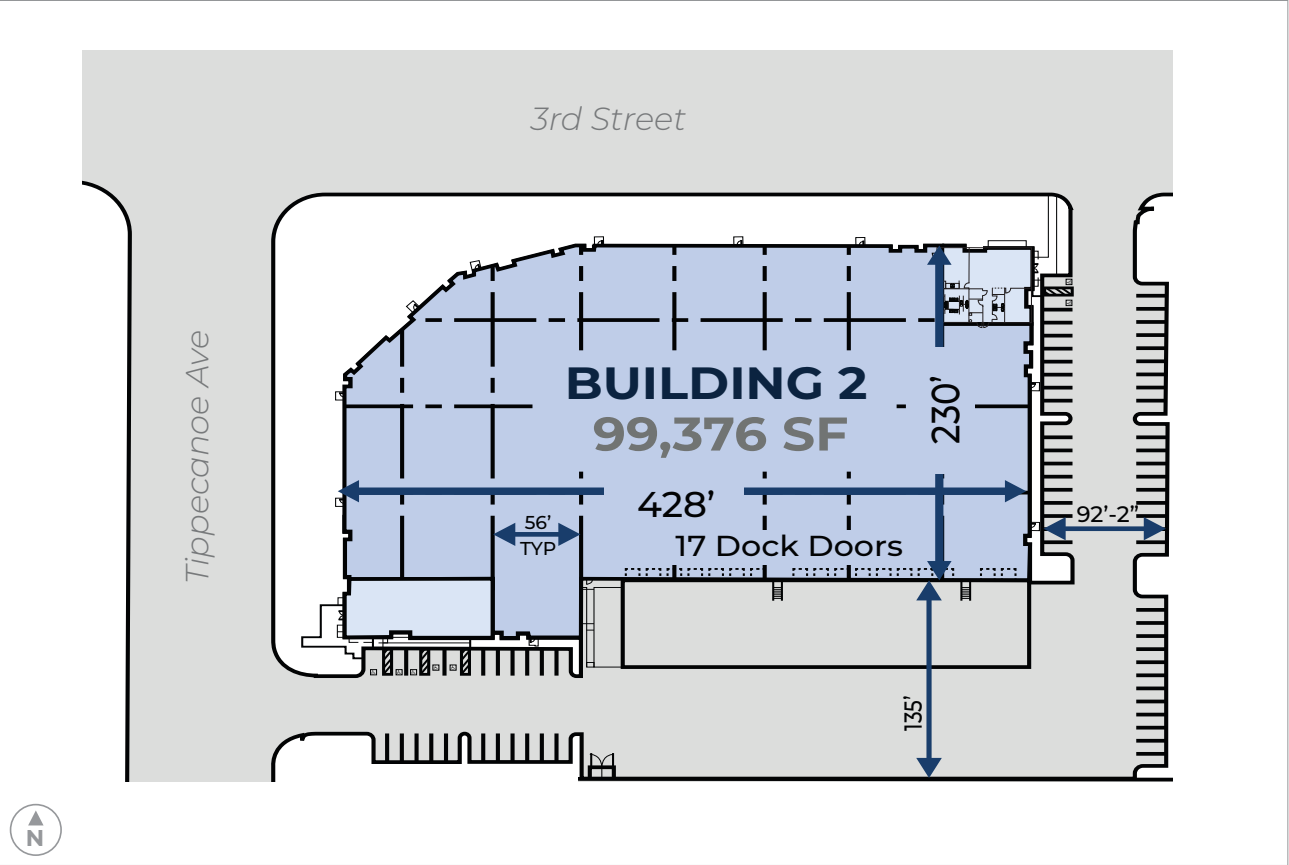
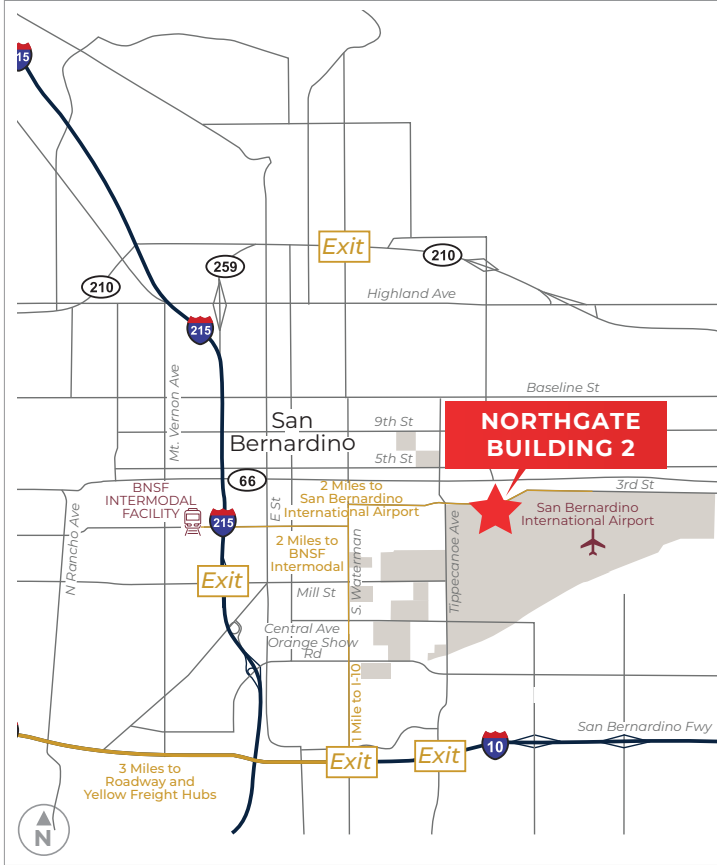
AllianceCalifornia is the ultimate trade and logistics center in the heart of Southern California, which offers companies the most competitive space serving the Inland Empire. With unparalleled access to air, rail, and interstate transportation, it is the perfect destination for businesses looking to enhance operations. The intersection of I-10, I-215, and I-210 provides a robust transportation network, making transporting goods easy for potential users. The Northgate facilities at AllianceCalifornia are positioned near the San Bernardino International Airport, providing quick access to restaurants, retail outlets, and premier amenities for tenants.



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## PROPERTY OVERVIEW

SE CORNER OF 3RD STREET AND TIPPECANOE AVENUE | SAN BERNARDINO, CA 92410



LEED Certified



±99,376 SF available on 4.78 acres



±3,000 SF spec office



36' clear height



135' truck court



75 - auto parking spaces



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



17 - dock doors; 8 dock levelers



Building slab: 7" thick; 4,000 psi



1 - drive-in doors



ESFR sprinkler system



30 FC LED speed bay lighting;  
1 FC LED warehouse lighting



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

### Development



### SCOTT MORSE

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scott.morse@hillwood.com  
CA License # 01969110

### JAMES STAUNTON

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### Leasing



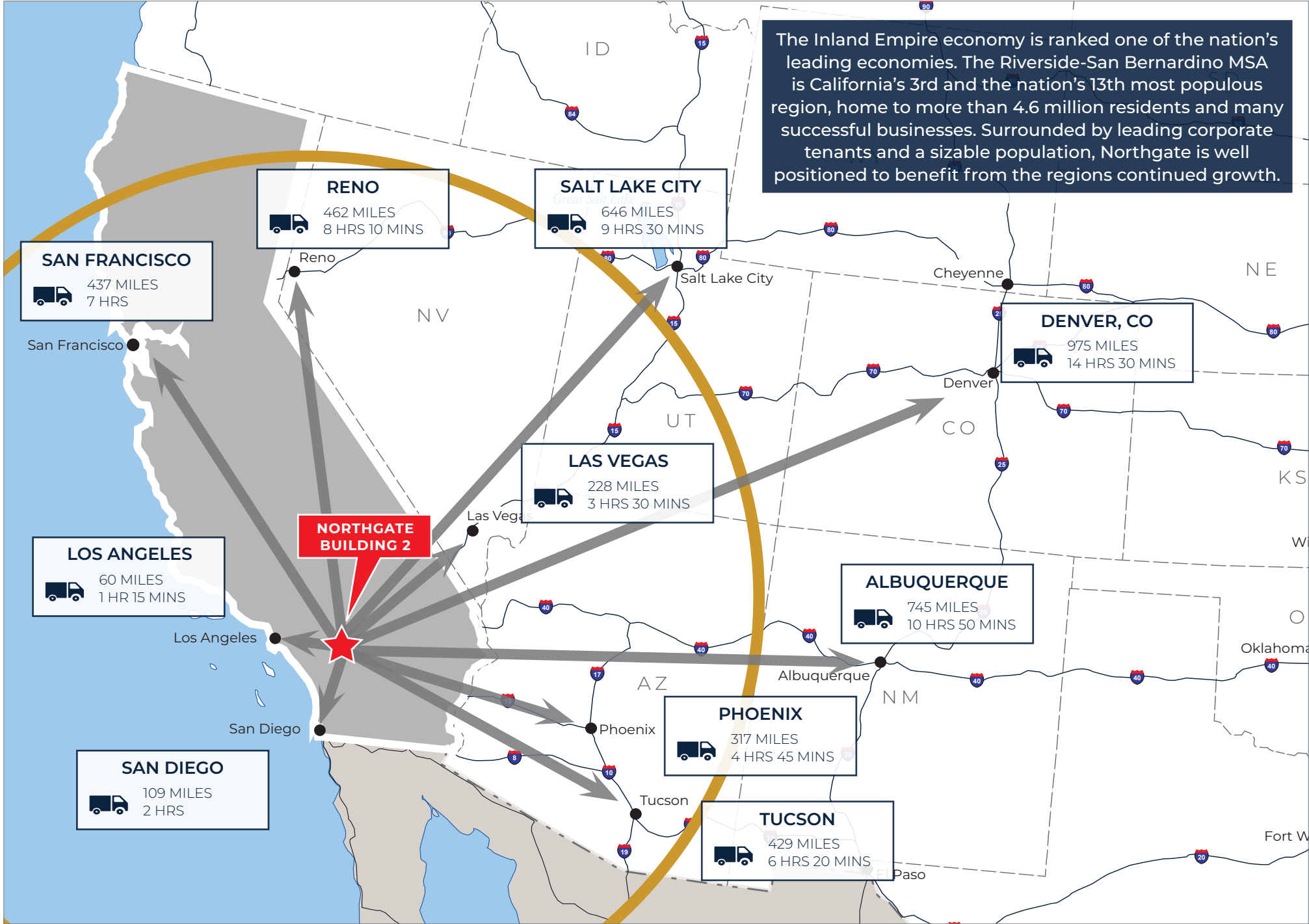
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### RUBEN GOODSSELL

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The Inland Empire economy is ranked one of the nation's leading economies. The Riverside-San Bernardino MSA is California's 3rd and the nation's 13th most populous region, home to more than 4.6 million residents and many successful businesses. Surrounded by leading corporate tenants and a sizable population, Northgate is well positioned to benefit from the regions continued growth.



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DRIVE TIMES

SE CORNER OF 3RD STREET AND TIPPECANOE AVENUE | SAN BERNARDINO, CA 92410



San Bernadino International Airport

1.3 MI. 4 MIN.

BNSF Railway Company

3 MI. 6 MIN.

Interstate 215

2.9 MI. 8 MIN.

Interstate 10

3 MI. 11 MIN.

Intersection of Interstate 10 & 215

4.9 MI. 11 MIN.

Union Pacific Railroad

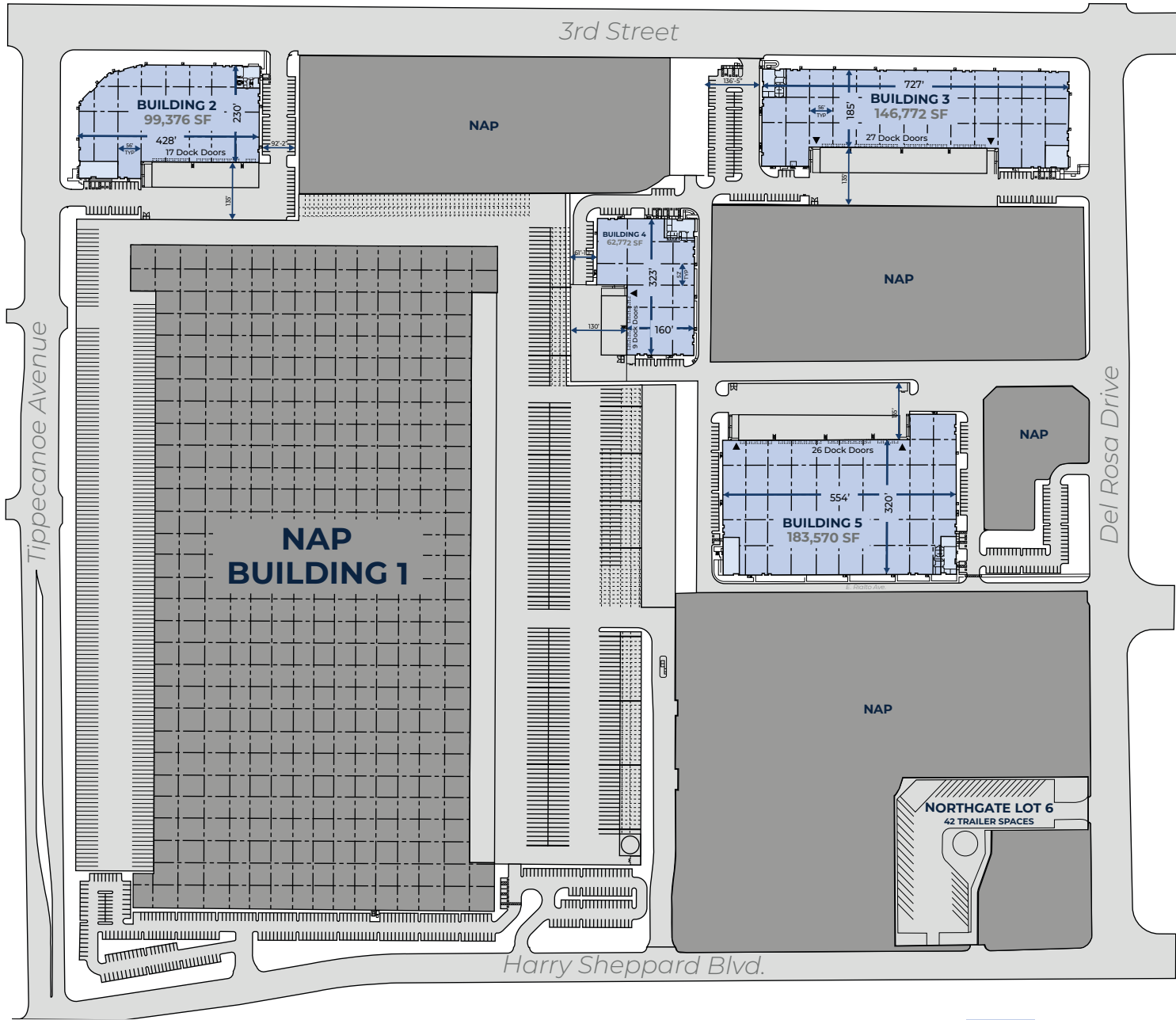
10 MI. 5MIN.

Ontario International Airport

22 MI. 32 MIN.

Port of Long Beach

76 MI. 1 HR 40 MIN.



Available Proposed Buildings

# CONTACT

## DEVELOPMENT



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## LEASING




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