

# Alliance★California®

## NORTHGATE

### BUILDING 4

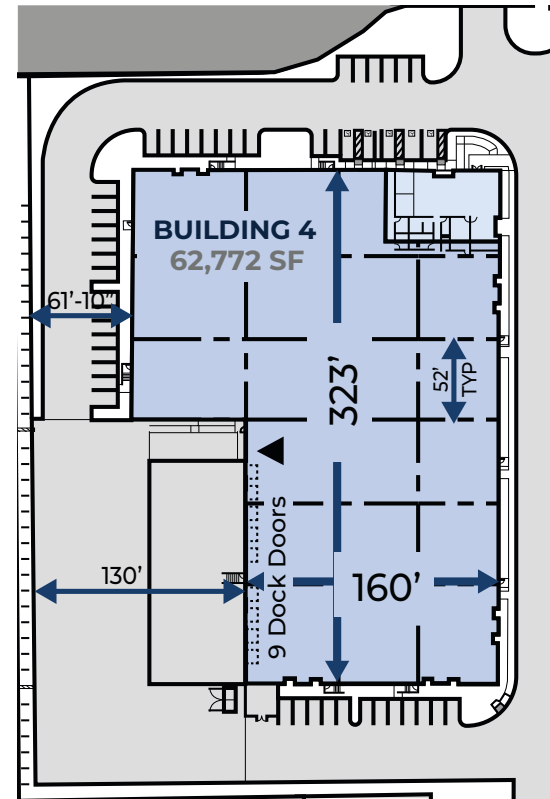
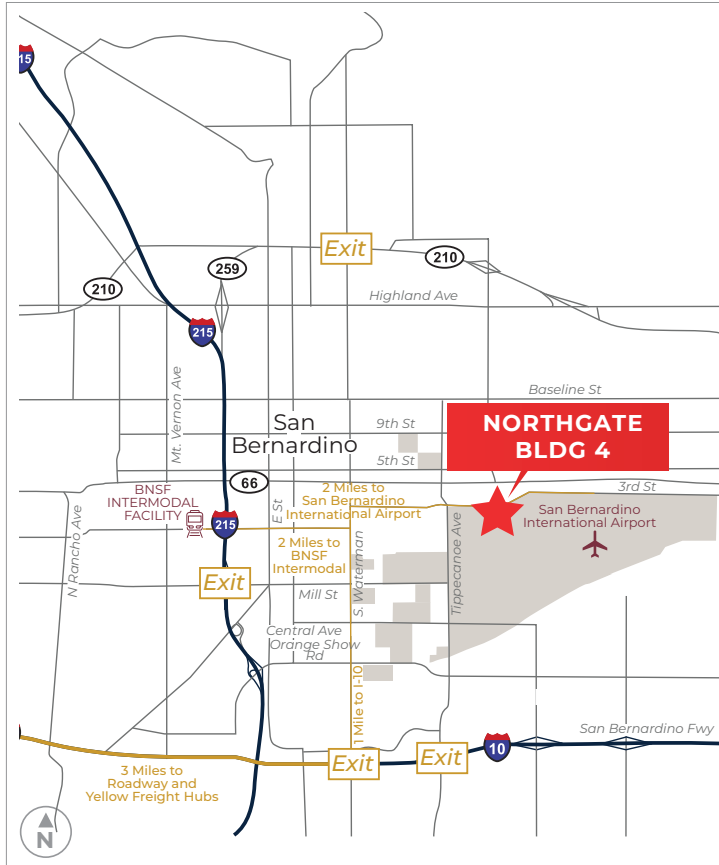
1480 E ART TOWNSEND DRIVE | SAN BERNARDINO, CA 92408

62,772 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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LEED Certified



±62,772 SF available on 4.6 acres



±3,266 SF spec office



32' clear height



130' truck court



50 - auto parking spaces



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



9 - dock doors



Building slab: 6" thick; 4,000 psi



2 - drive-in doors



ESFR sprinkler system



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



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

### Development



### SCOTT MORSE

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CA License # 01969110

### JAMES STAUNTON

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### Leasing



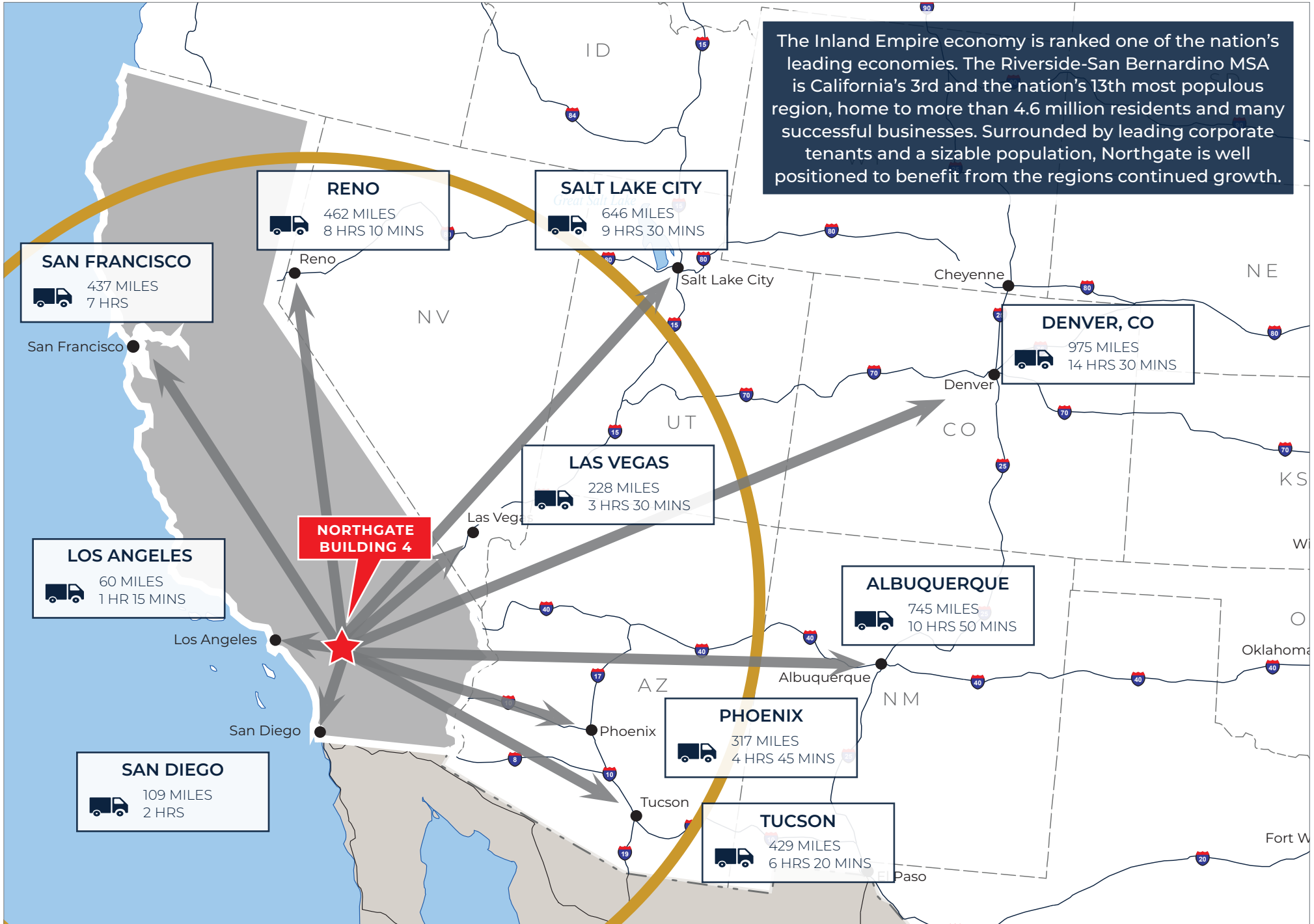
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### RUBEN GOODSSELL

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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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San Bernadino International Airport

 < 1 MI.  2 MIN.



BNSF Railway Company

 3 MI.  6 MIN.

Interstate 215

 4 MI.  10 MIN.



Interstate 10

 4 MI.  10 MIN.



Intersection of Interstate 10 & 215

 5 MI.  12 MIN.

Union Pacific Railroad

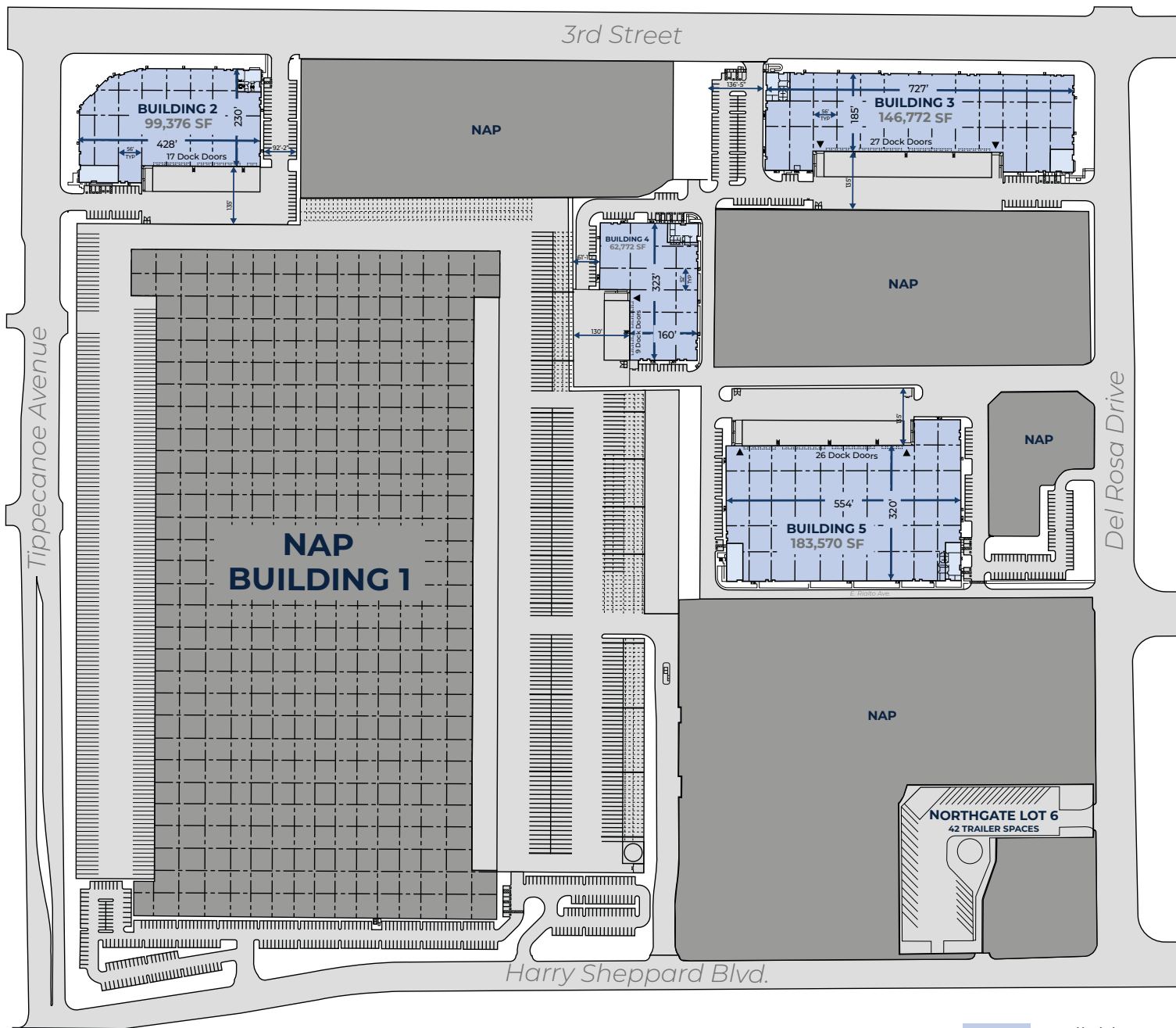
 10 MI.  5MIN.

Ontario International Airport

 23 MI.  30 MIN.

Port of Long Beach

 75 MI.  90 MIN.



Available Proposed Buildings

# CONTACT

## DEVELOPMENT



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## LEASING




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