

Alliance★California®

# GATEWAY SOUTH

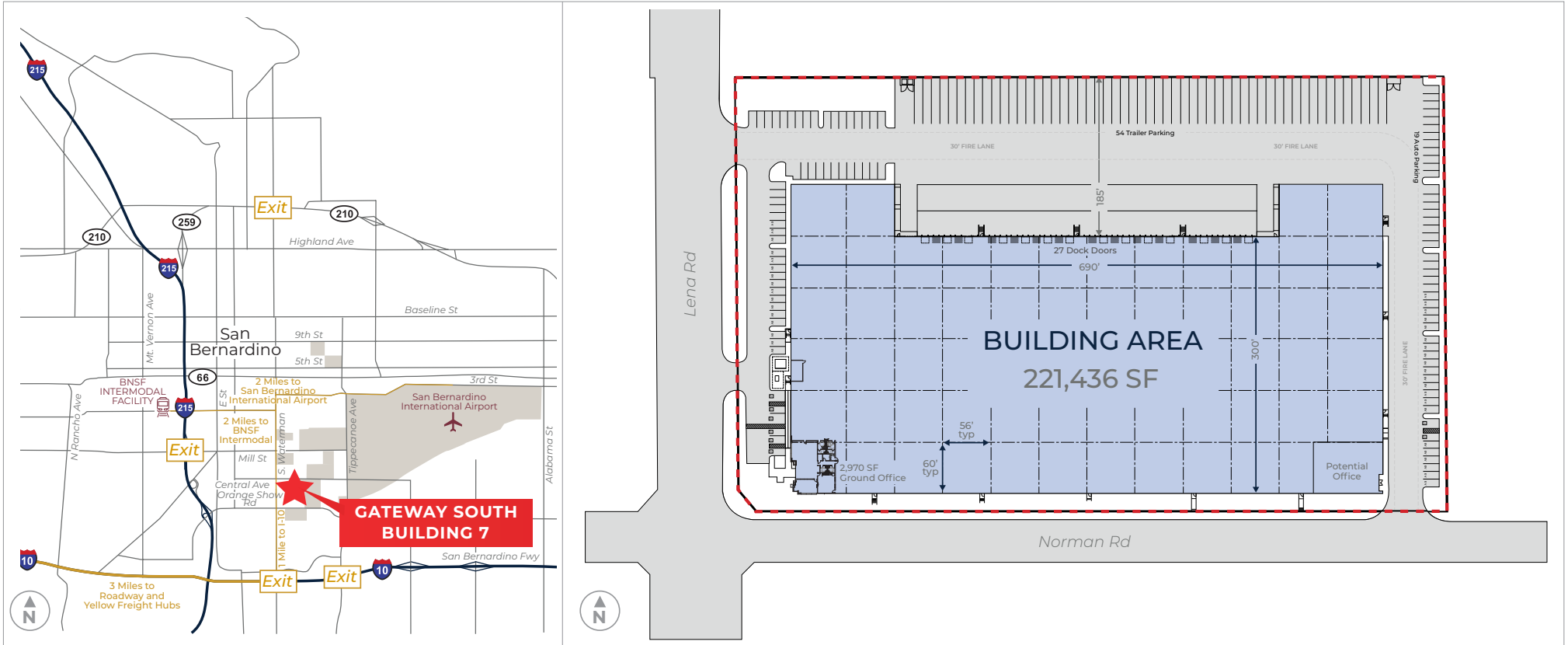
BUILDING 7

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



±221,436 SF available on 9.6 acres



+/-2,970 SF spec office plus showroom area



36' clear height



185' truck court



1 motorized gate



104 - auto parking spaces



54 - trailer parking spaces



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



27 - dock doors



Building slab: 7" thick; 4,000 psi



2 HVLS fans



2 - drive-in doors



13 - 35K lb. mechanical dock levels



30 FC LED speedbay lighting;  
20 FC LED warehouse lighting



1,200 amp service; 2,000 amp U.G.P.S  
(277/480-volt, 3-phase, 4-wire)



10 forklift charging stations



ESFR sprinkler system

### Development



### SCOTT MORSE

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scott.morse@hillwood.com

### Leasing



### CODY WOLF

909 912 0018 (o) | 909 996 5760 (c)  
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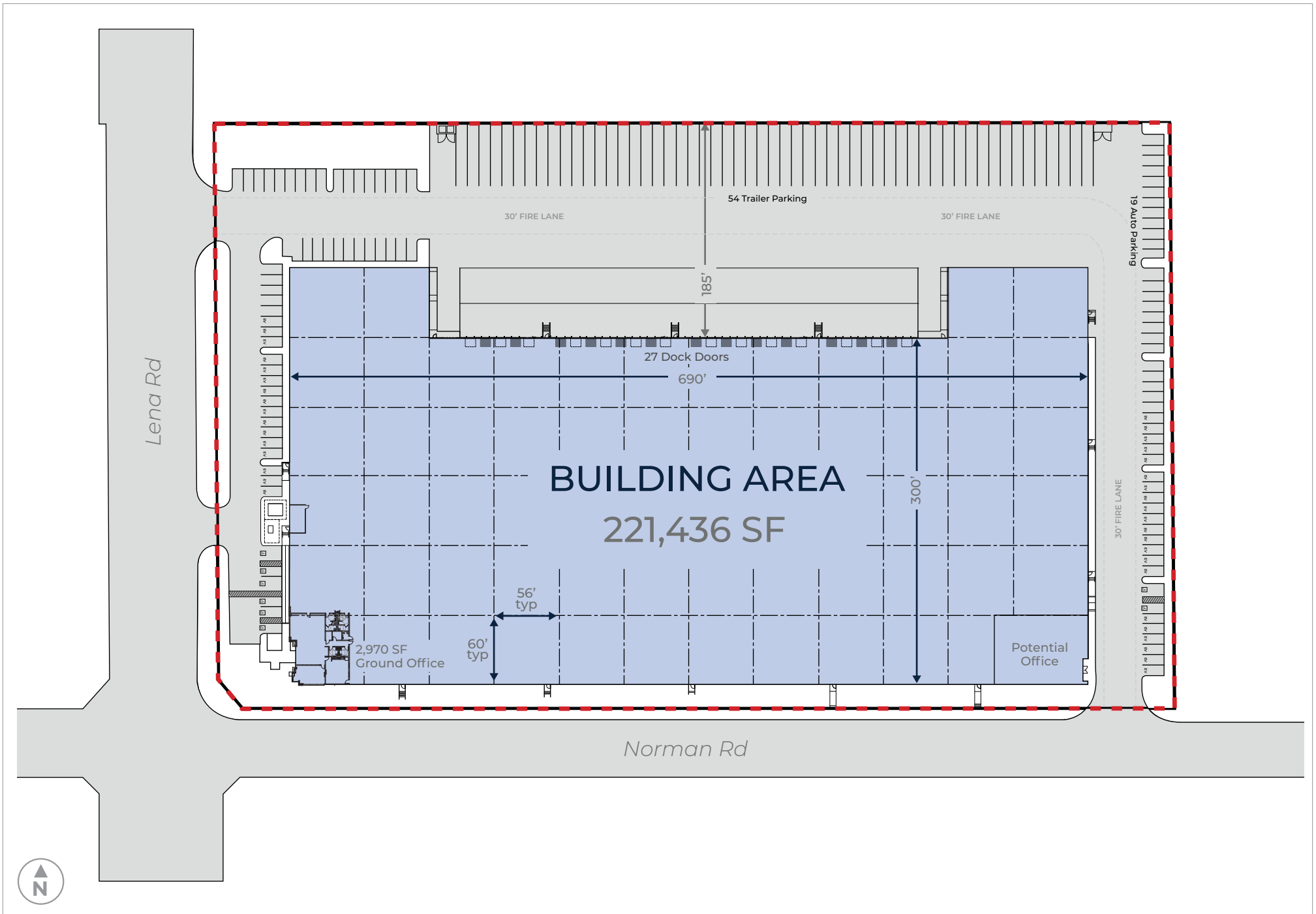
### MARK SCHAFER

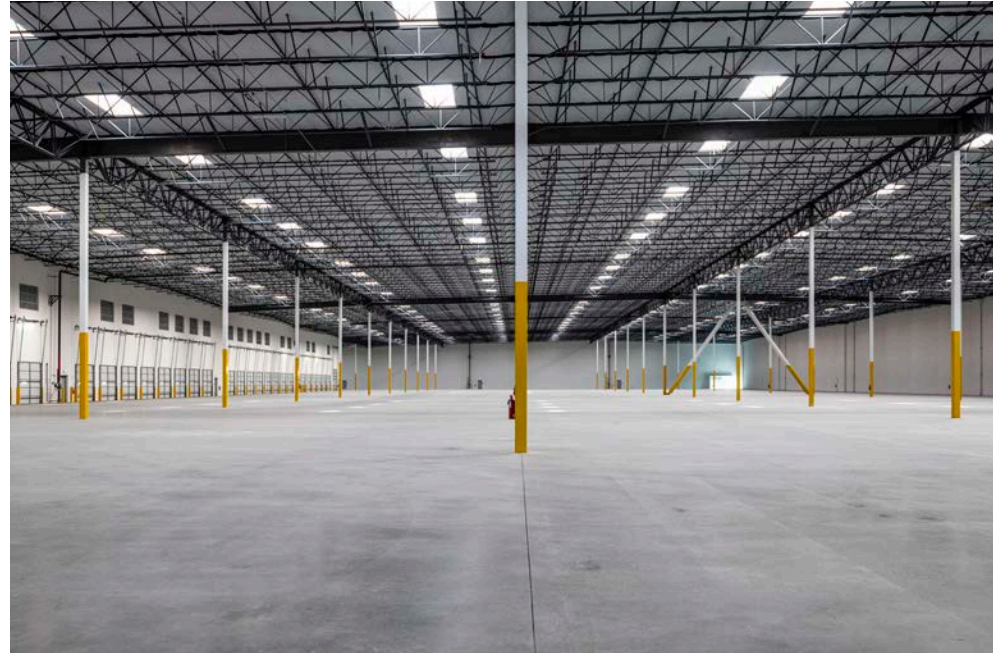
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AllianceCalifornia, Hillwood's 2,000-acre trade and logistics center, is located in one of the top industrial markets in the nation and offers companies the most competitive space in southern California. The project features outstanding access to air, 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		<b>DRIVE TIMES</b>		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

**HILLWOOD**  
A PEROT COMPANY®

**SCOTT MORSE**

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LEASING

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