

Alliance★California®

NORTHGATE

BUILDING 3

1301 E 3RD STREET | SAN BERNARDINO, CA 92410

146,772 SF Available

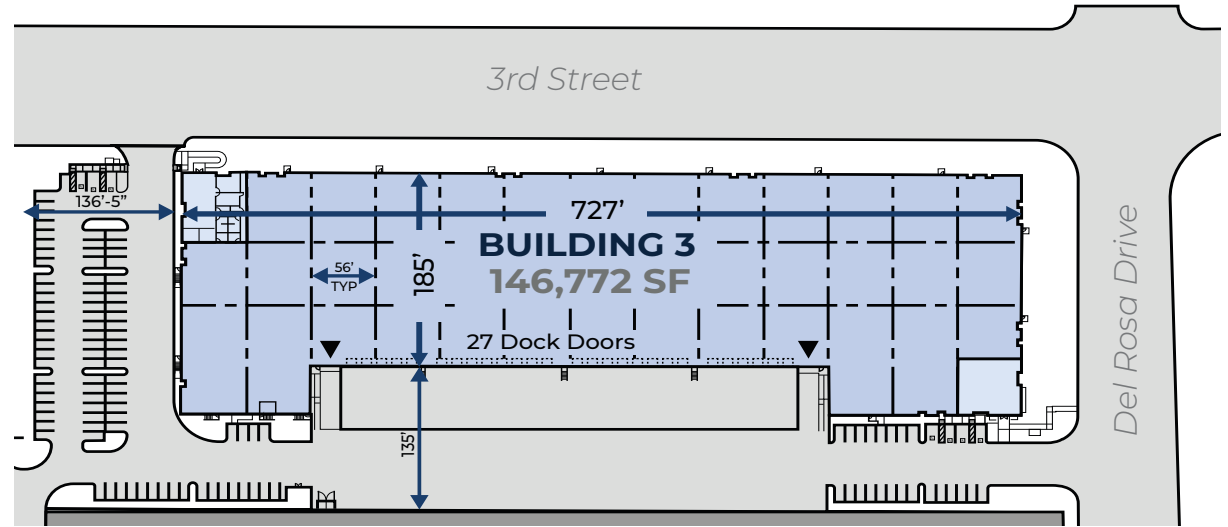
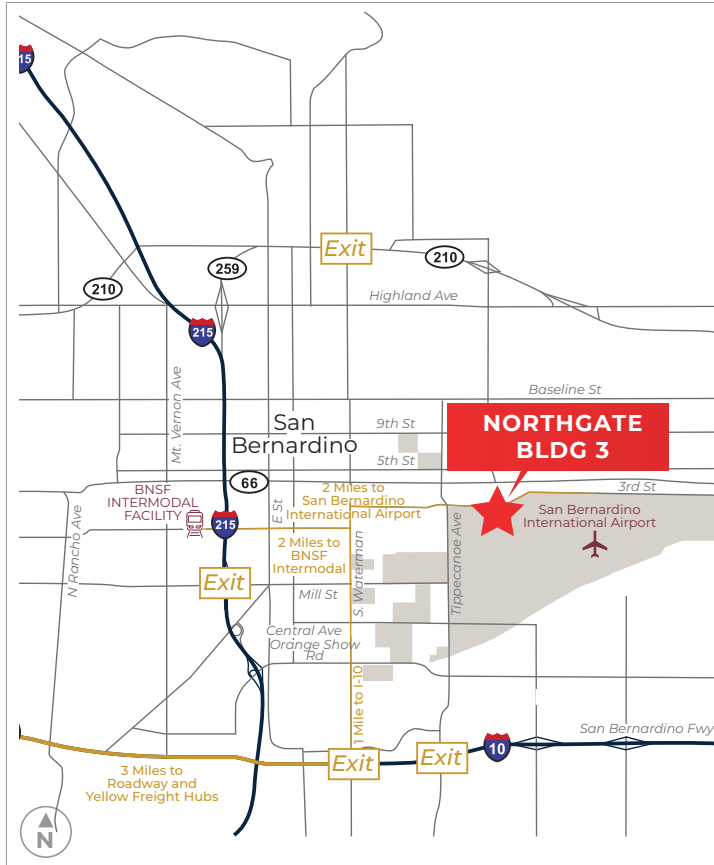
AllianceCalifornia is the ultimate trade and logistics center in the heart of Southern California, which offers companies the most competitive space serving the Inland Empire. With unparalleled access to air, rail, and interstate transportation, it is the perfect destination for businesses looking to 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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PROPERTY OVERVIEW



LEED Certified



±146,772 SF available on 7.16 acres



±3,266 SF spec office



36' clear height



135' truck court



134 - auto parking spaces



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



27 - dock doors



Building slab: 7" thick; 4,000 psi



2 - drive-in doors



ESFR sprinkler system



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



1,200 amp service;
(277/480-volt, 3-phase, 4-wire)

Development



SCOTT MORSE

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JAMES STAUNTON

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Leasing

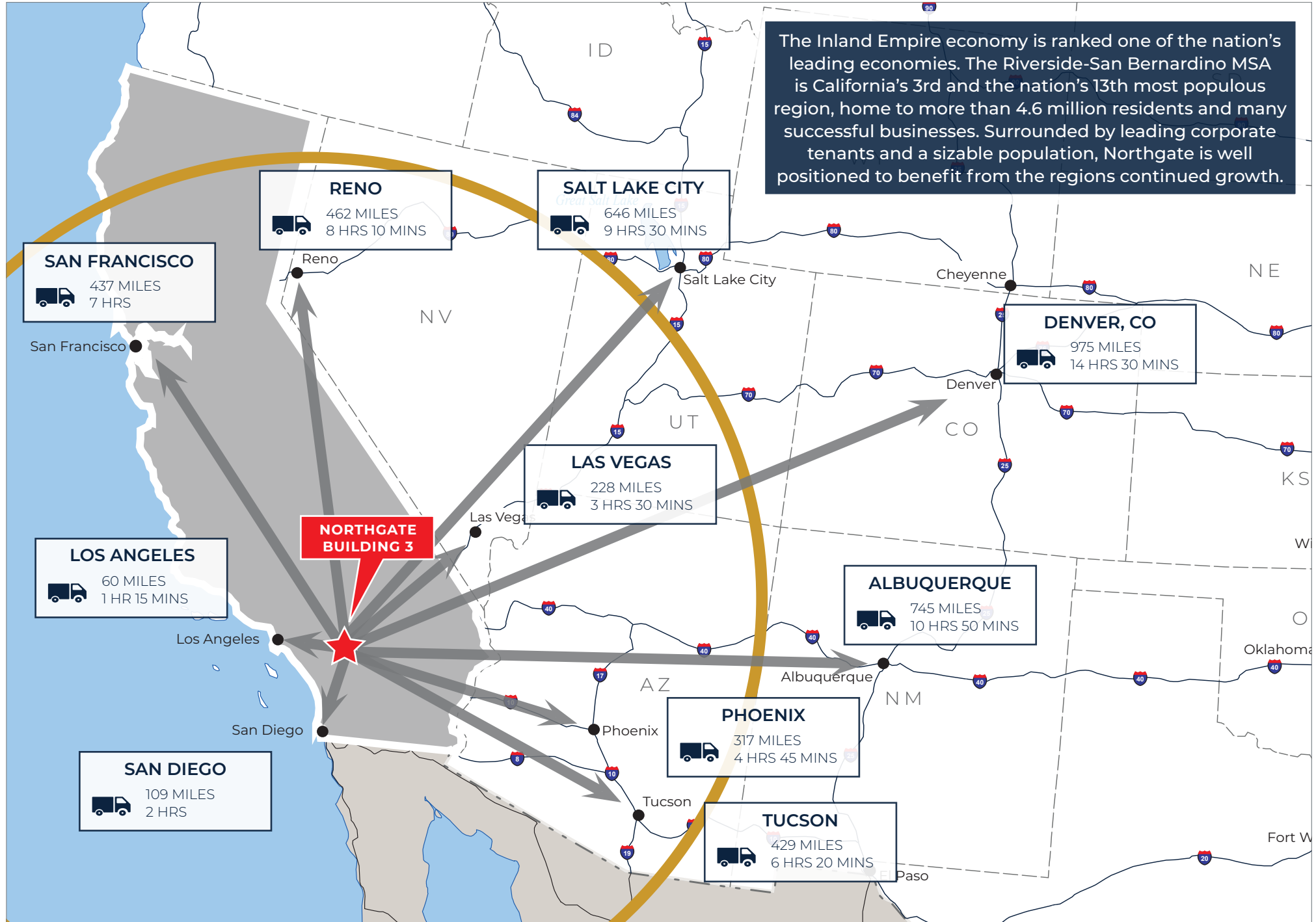


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RUBEN GOODSSELL

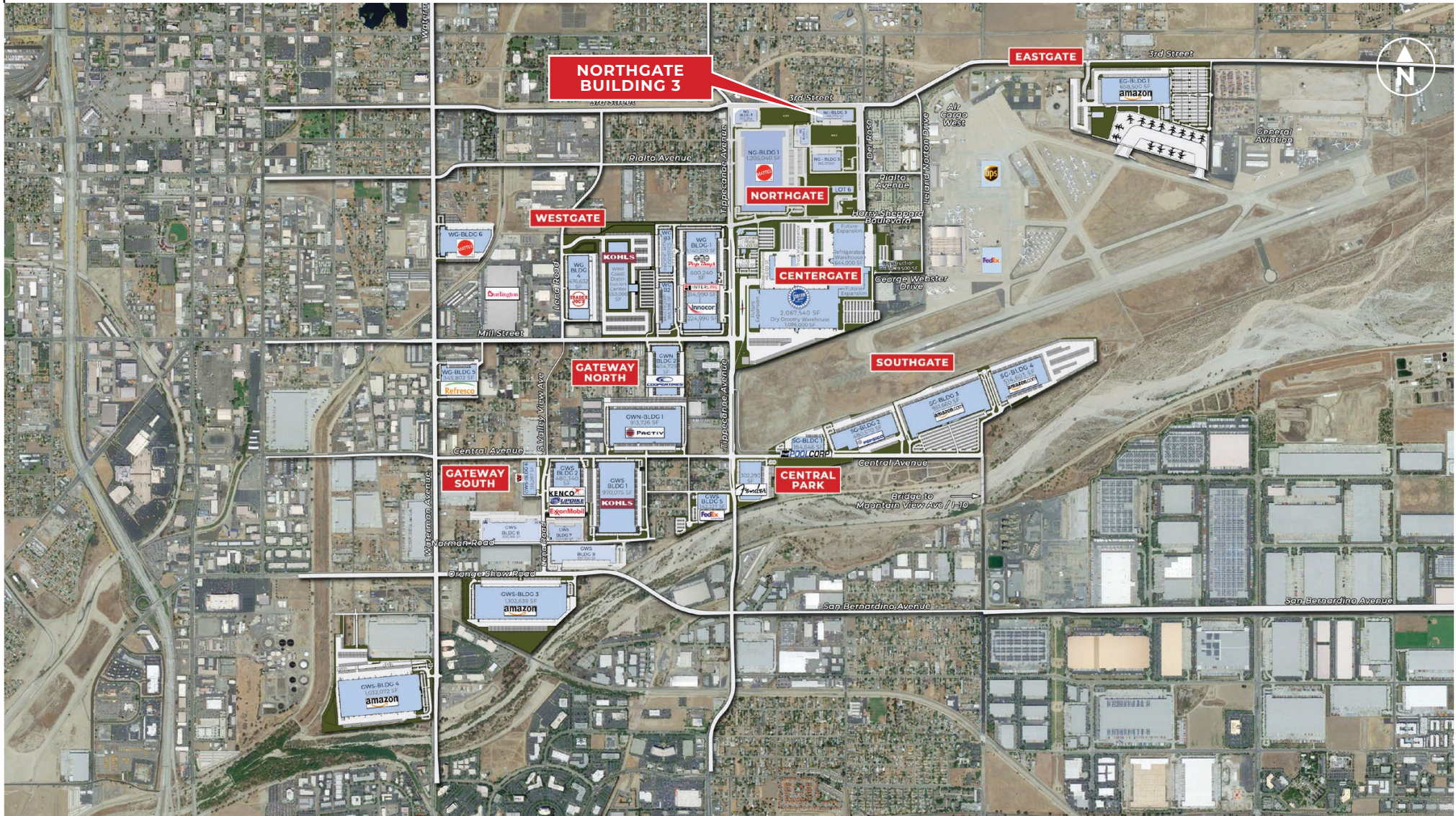
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DRIVE TIMES

1301 E 3RD STREET | SAN BERNARDINO, CA 92410




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

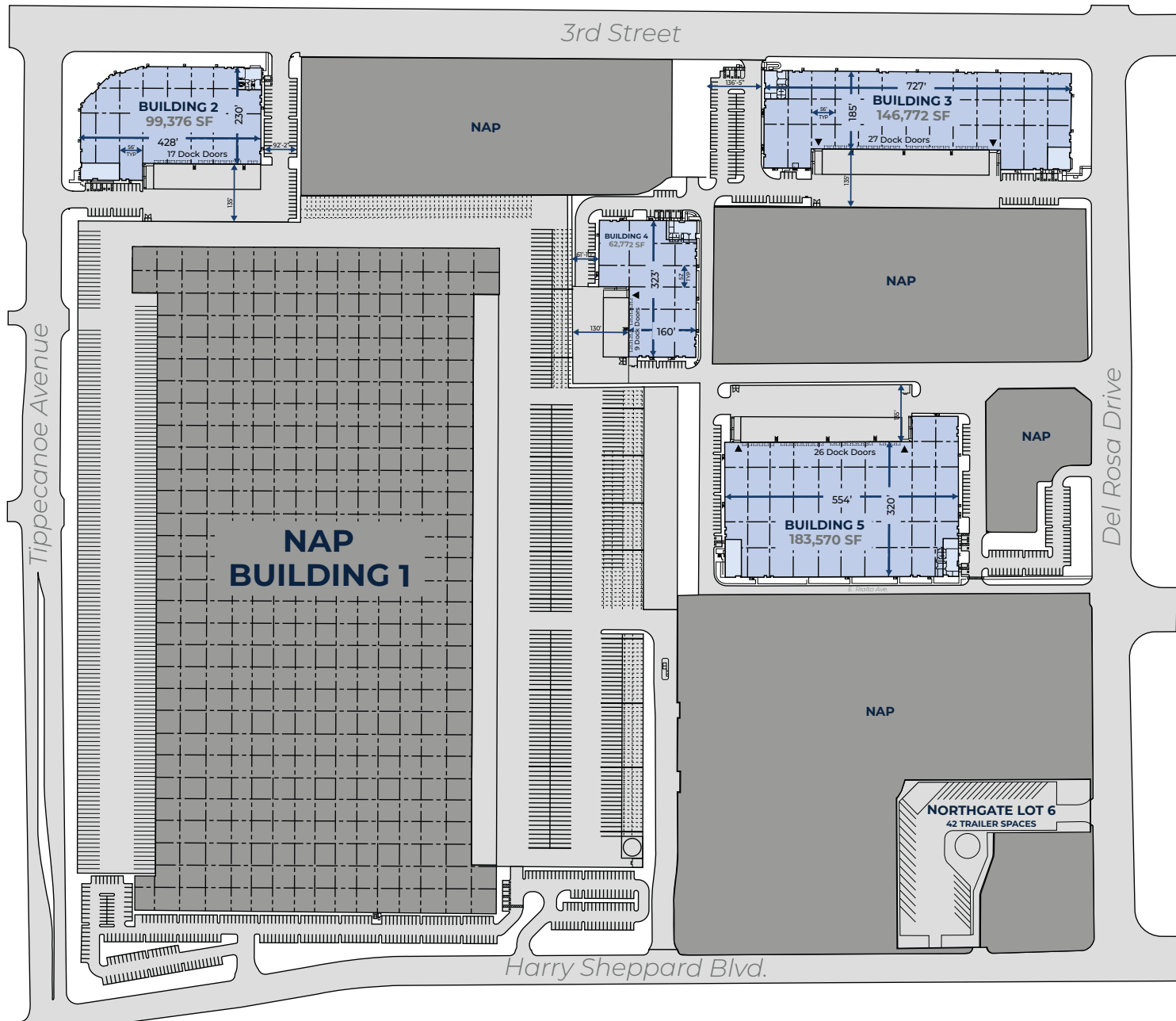
 10 MI.  5MIN.

Ontario International Airport

 23 MI.  30 MIN.

Port of Long Beach

 75 MI.  90 MIN.



CONTACT

DEVELOPMENT



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LEASING




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