# Alliance California® NORTHGATE

BUILDING 3

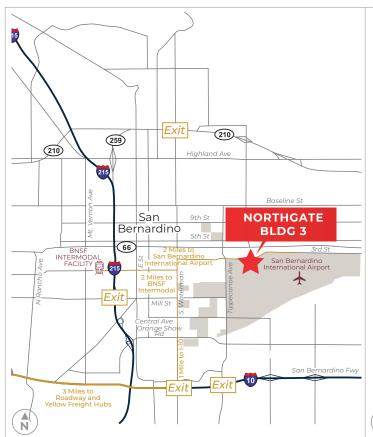
1301 E 3RD STREET | SAN BERNARDINO, CA 92410 146,772 SF Available

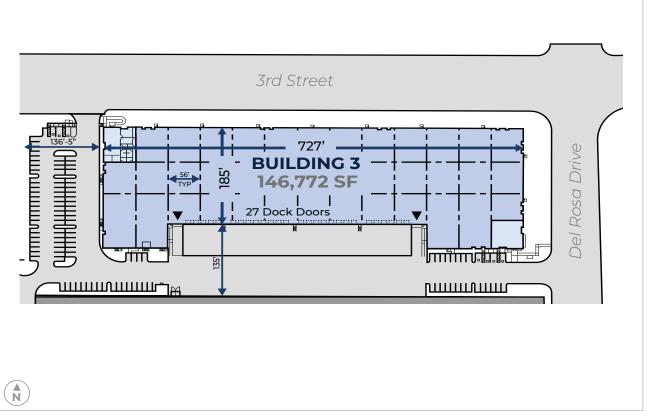
AllianceCalifornia is the ultimate trade and logistics center in the heart of Southern California, which offers companies the most competitive space serving the Inland Empire. With unparalleled access to air, rail, and interstate transportation, it is the perfect destination for businesses looking to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



## Alliance\*California® NORTHGATE | BUILDING 3

1301 E 3RD STREET | SAN BERNARDINO, CA 92410







**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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#### Leasing



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#### **RUBEN GOODSELL**

909 467 6883 (o) rubengoodsell@jll.com CA DRE License #01039414 1301 E 3RD STREET | SAN BERNARDINO, CA 92410 The Inland Empire economy is ranked one of the nation's ID 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. **RENO** SALT LAKE CITY 462 MILES 646 MILES 9 HRS 30 MINS 8 HRS 10 MINS 80 L SAN FRANCISCO ΝE Cheyenne Salt Lake City 437 MILES NV **DENVER, CO** San Francisco 975 MILES 14 HRS 30 MINS Denver UT LAS VEGAS KS 228 MILES 3 HRS 30 MINS Las Vega **NORTHGATE BUILDING 3** LOS ANGELES 60 MILES **ALBUQUERQUE** 1 HR 15 MINS 745 MILES  $\bigcirc$ 10 HRS 50 MINS Los Angeles Oklahoma Albuquerque, ΑZ NM **PHOENIX** San Diego Phoenix 317 MILES 4 HRS 45 MINS SAN DIEGO 109 MILES Tucson TUCSON Fort W 429 MILES 6 HRS 20 MINS Paso

## Alliance\*California® NORTHGATE | BUILDING 3

1301 E 3RD STREET | SAN BERNARDINO, CA 92410



San Bernadino International Airport

**.** № 1 МІ.

**Ö** 2 MIN.

Intersection of Interstate 10 & 215

5 MI.

(7) 12 MIN.

BNSF Railway Company

**6** MIN.

4 MI.

**7** 10 MIN.

4 MI.

() 10 MIN.

Union Pacific Railroad

**7** 5MIN.

Ontario International Airport

Interstate 215

23 MI.

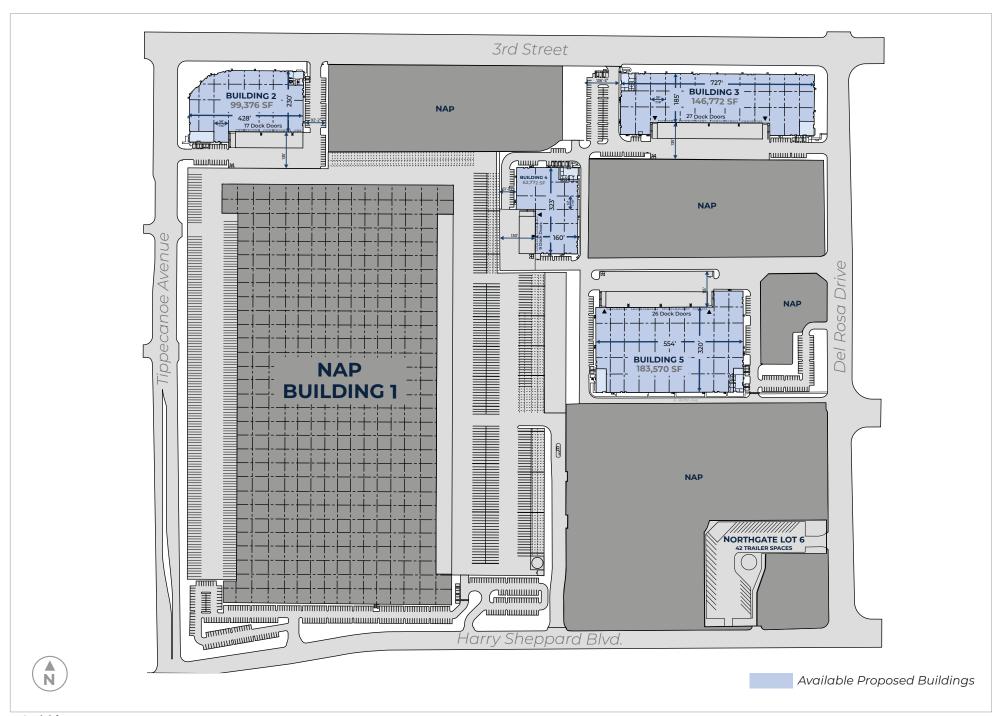
**3**0 MIN.

Port of Long Beach



Interstate 10

(7) 90 MIN.



Alliance\*California® NORTHGATE | MASTER PLAN

### CONTACT



A PEROT COMPANY®

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