

# Alliance★California®

## NORTHGATE

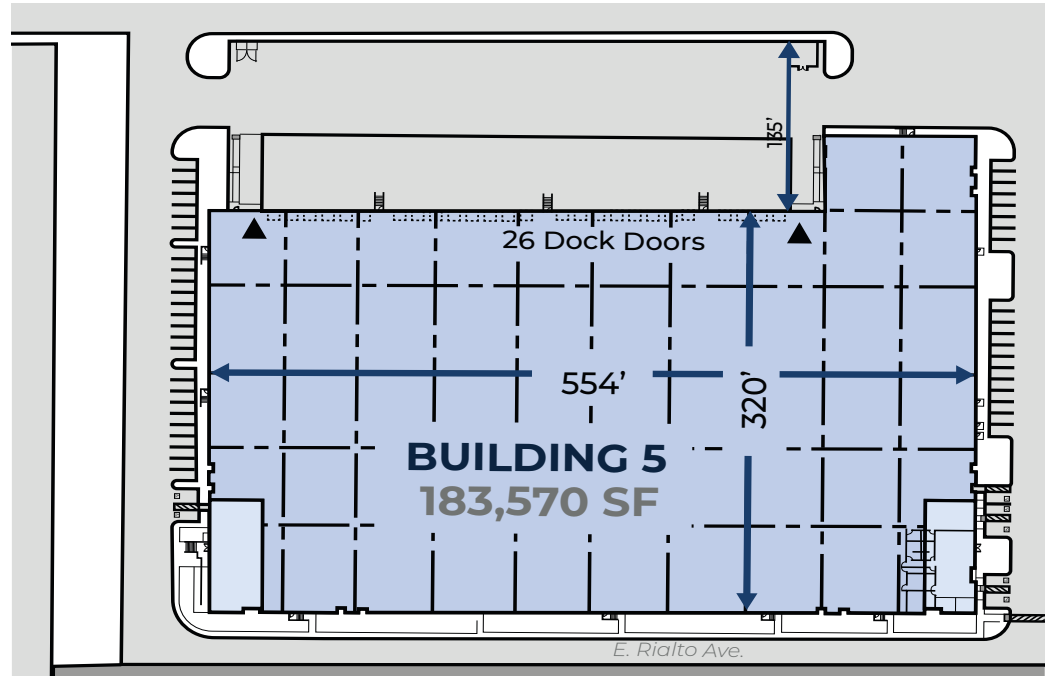
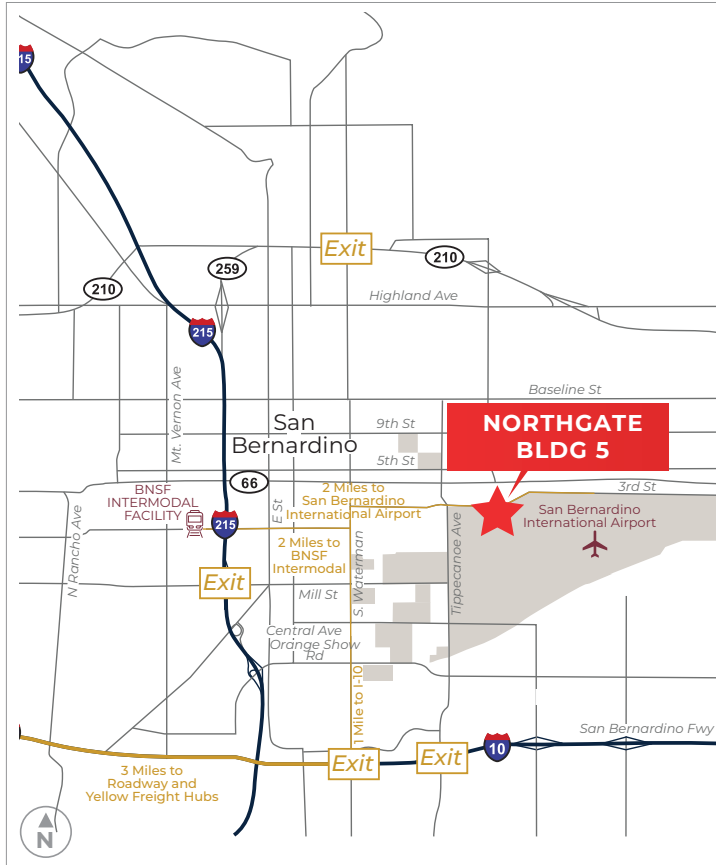
### BUILDING 5

108 N DEL ROSA DRIVE | SAN BERNARDINO, CA 92408

**183,570 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.





LEED Certified



±183,570 SF available on 9.12 acres



±3,248 SF spec office



36' clear height



135' truck court



142 - auto parking spaces



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



26 - 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

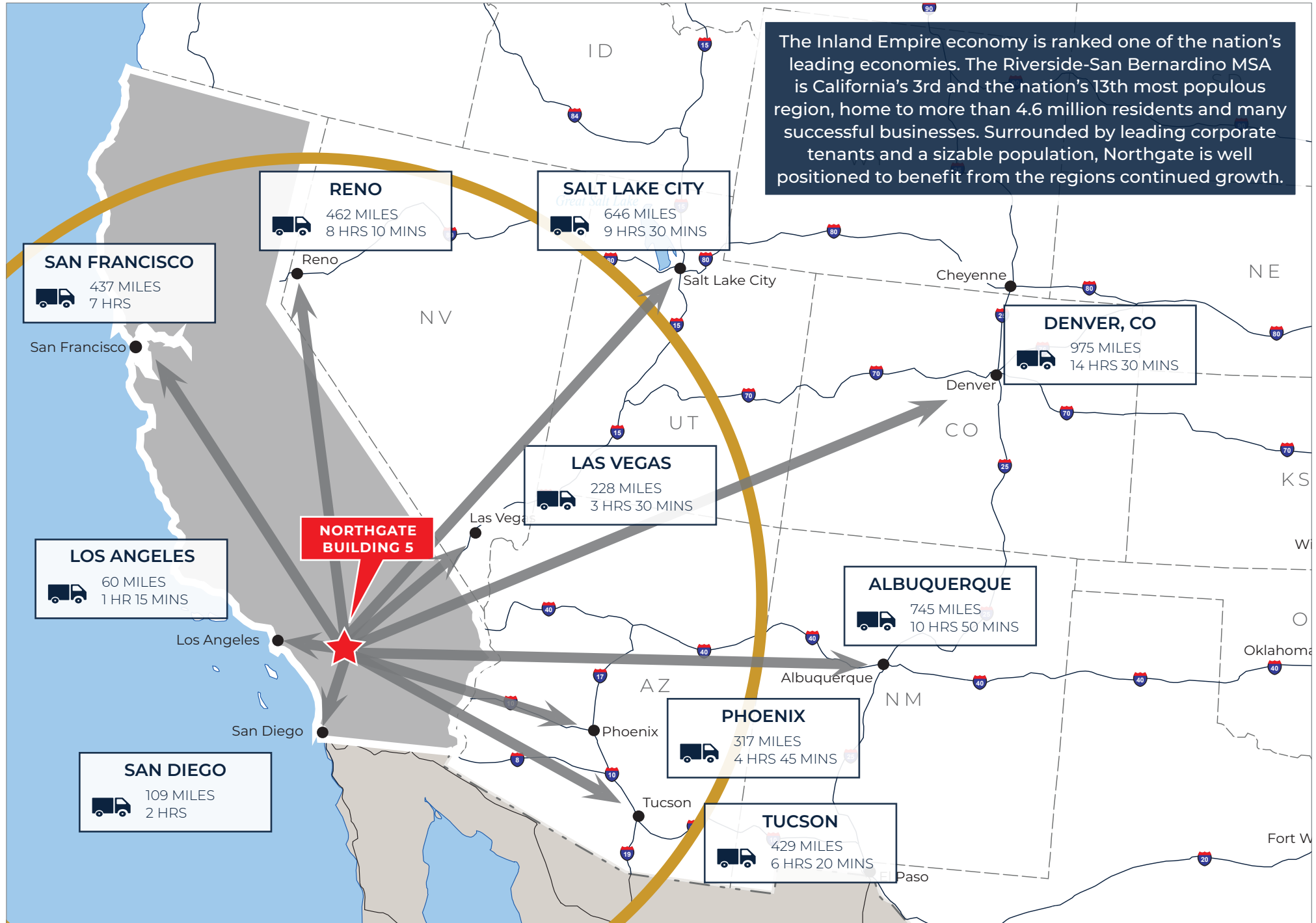


### MIKE MCCRARY

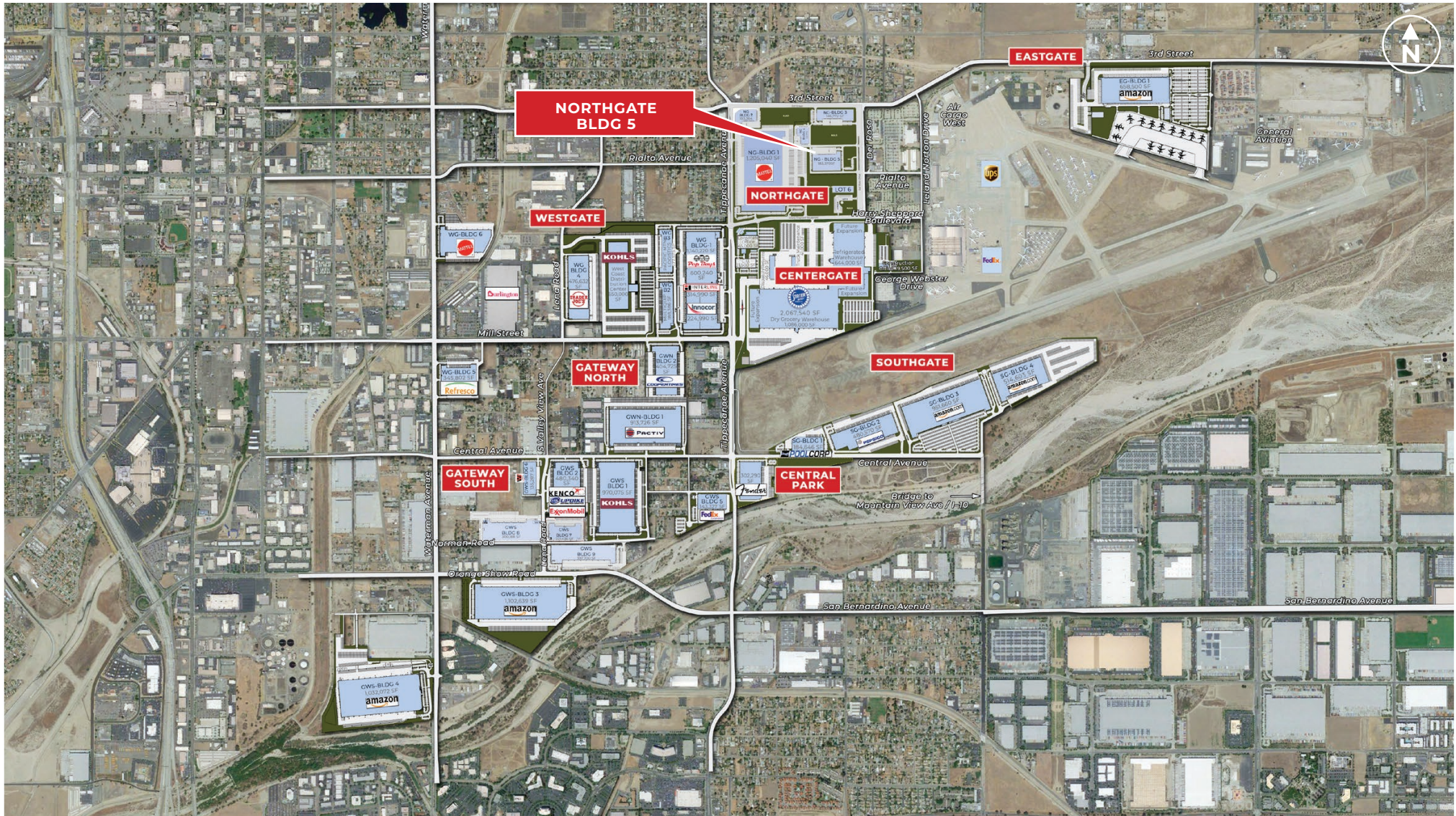
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### RUBEN GOODSSELL

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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. 5 MIN.

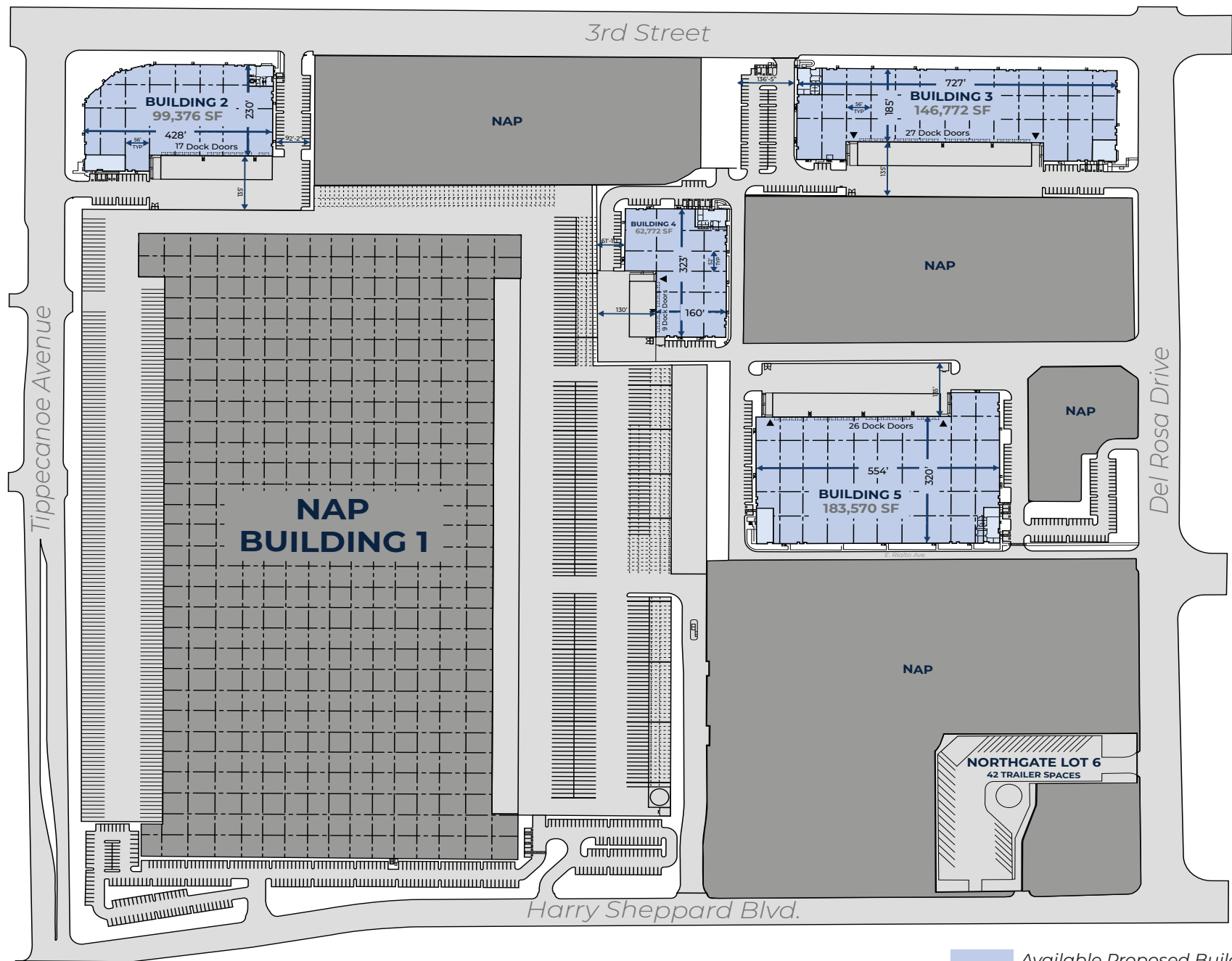
Ontario International Airport

23 MI. 30 MIN.

Port of Long Beach

75 MI. 90 MIN.





# CONTACT

## DEVELOPMENT



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## LEASING




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