

# Great Office/Retail Space

4508 NORTH SIERRA WAY, SAN BERNARDINO, CALIFORNIA



## FOR SALE

### PROPERTY HIGHLIGHTS

- INVESTMENT OR OWNER/USER OPPORTUNITY
- GREAT FOR OFFICE OR RETAIL WITH SOME POSSIBLE WAREHOUSE SPACE
- MULTIPLE UNITS -TWELVE UNITS
- TWO (2) INGRESS/EGRESS GATES
- APPROX. 5,467 SQUARE FEET
- ZONING: CG-1 (COMMERCIAL GENERAL), BUYER TO VERIFY
- 2 GROUND ROLL UP DOORS
- SECURED PARKING WITH IRON GATES
- MINUTES FROM CARDENAS MARKETS
- APN 0154-191-01

**Orien R. Gumbs**

(951) 254-2759

[orien.gumbs@kwcommercial.com](mailto:orien.gumbs@kwcommercial.com)

Lic. #01929062

**KW Commercial | Corona**

Inland Empire Region

4160 Temescal Canyon Road, Suite 500 | Corona, CA 92883

D (951) 338-0301 F (951) 271-3111

**SELLER  
FINANCING  
AVAILABLE!**

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



# FOR SALE

## Office/Retail Space with possible Warehouse Area

4508 NORTH SIERRA WAY | SAN BERNARDINO, CA 92407





# FOR SALE

## Office/Retail Space with possible Warehouse Area

4508 NORTH SIERRA WAY | SAN BERNARDINO, CA 92407





# FOR SALE

## Office/Retail Space with possible Warehouse Area

4508 NORTH SIERRA WAY | SAN BERNARDINO, CA 92407





# FOR SALE

Office/Retail Space with possible Warehouse Area

4508 NORTH SIERRA WAY | SAN BERNARDINO, CA 92407





# FOR SALE

## Office/Retail Space with possible Warehouse Area

4508 NORTH SIERRA WAY | SAN BERNARDINO, CA 92407



[CLICK TO VIEW](#)

[VIDEO PRESENTATION](#)

[LAND USES](#)



**Orien R. Gumbs**

(951) 254-2759

orien.gumbs@kwcommercial.com

Lic. #01929062

**KW Commercial | Corona**

Inland Empire Region

4160 Temescal Canyon Road, Suite 500 | Corona, CA 92883

D (951) 338-0301 F (951) 271-3111

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.