

4195-4197 N SIERRA WAY, SAN BERNARDINO, CA 92404

FOR SALE | INDUSTRIAL/AUTOMOTIVE BUILDING ON ±0.25 ACRES



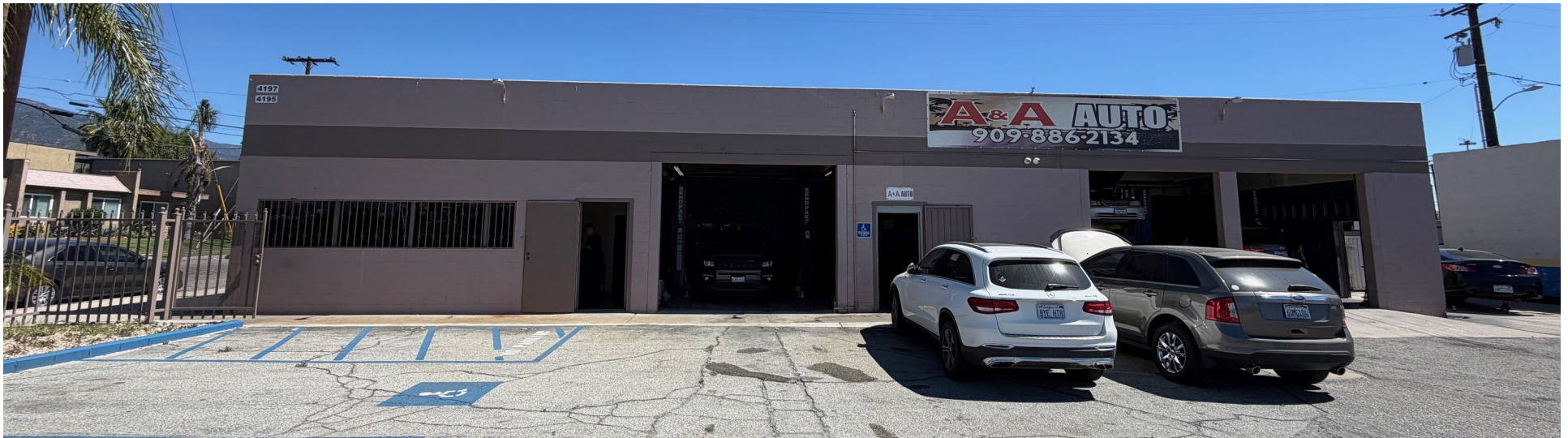
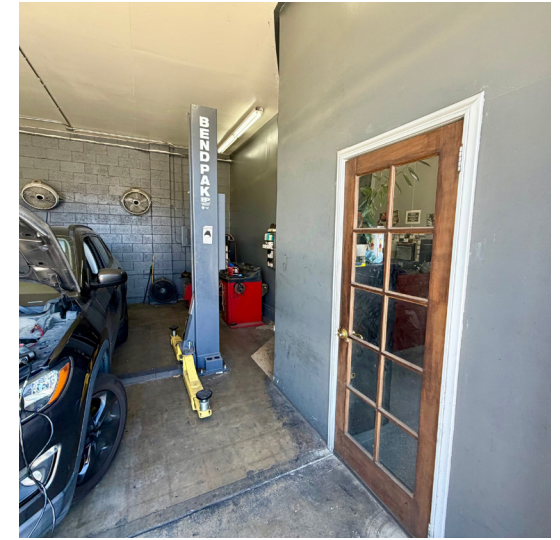
PROPERTY HIGHLIGHTS:

- ±1,992 SF Freestanding Building on ±0.25 Acres
- 3 GL Doors, Two Office Pods
- Ideal for Automotive Related Uses
- Large Paved Parking Lot, Secure with Iron Fencing
- Masonry/Block Construction
- Excellent Viability with Signage on Sierra Way
- Commercial General "CG-1" Zoning, City of San Bernardino (Verify)



4195-4197 N SIERRA WAY, SAN BERNARDINO, CA 92404

FOR SALE | INDUSTRIAL/AUTOMOTIVE BUILDING ON ±0.25 ACRES



4195-4197 N SIERRA WAY, SAN BERNARDINO, CA 92404

FOR SALE | INDUSTRIAL/AUTOMOTIVE BUILDING ON ±0.25 ACRES



DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Estimated Population	16,447	107,399	239,181
Average Household Income	\$102,451	\$90,342	\$87,416
Adjusted Daytime Demos	1,955	13,193	42,962
Traffic Counts (W 40th St & N Sierra Way)	21,927 Cars Per Day (Combined)		

