



201

GEMINI AVENUE
BREA | CA

FOR LEASE

±10,242 SF INDUSTRIAL BUILDING, DIVISIBLE TO ±5,121 SF

FOR MORE INFORMATION PLEASE CONTACT:

PAUL GINGRICH

EXECUTIVE VICE PRESIDENT

P: 714.941.5333 | M: 949.357.7467

Paul.Gingrich@daumcommercial.com

CABRE #01299770

DENNIS HOLT

VICE PRESIDENT

P: 949.242.1714

dennis.holt@daumcommercial.com

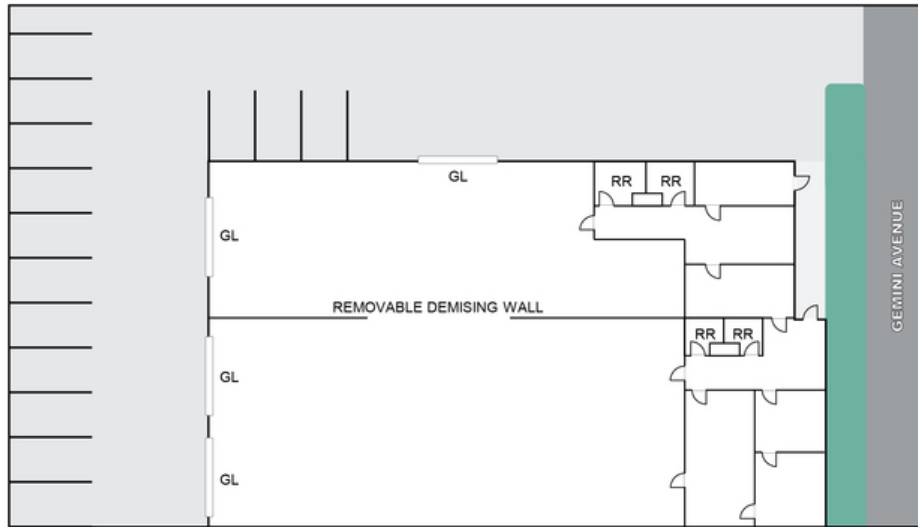
CABRE #01948978

FOR LEASE

±10,242 SF INDUSTRIAL BUILDING, DIVISIBLE TO ±5,121 SF

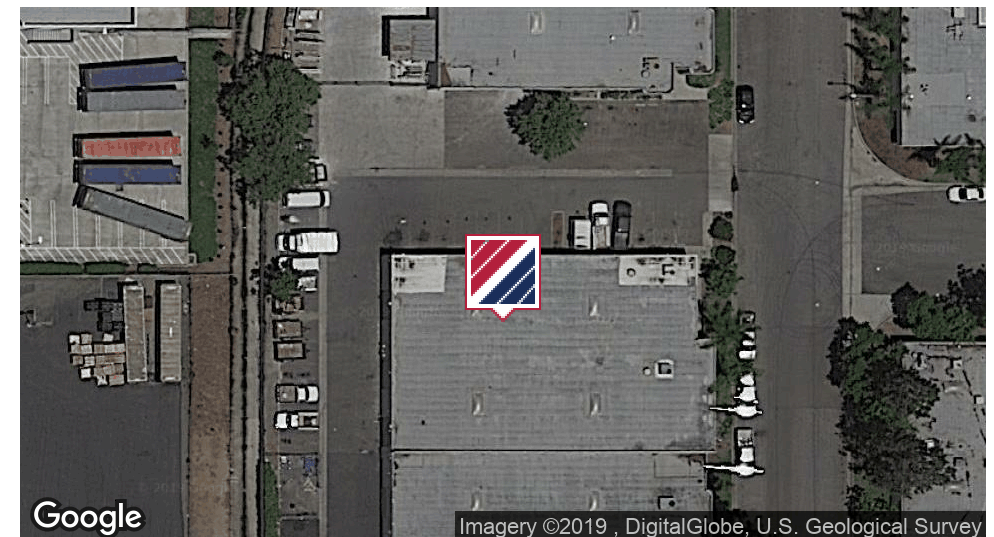
201

GEMINI AVENUE
BREA | CA



PROPERTY HIGHLIGHTS

- 5,121 SF Industrial unit, expandable to entire 10,242 SF building
- 2,000 SF of office space
- Four (4) Grade level doors
- 16'-17' Minimum warehouse clearance
- 400 Amps of power: (2) 200-amp panels (verify)
- Four (4) Restrooms
- 2:1 Parking Ratio
- 22,466 SF Lot
- Drive around access
- M-2 Industrial zoned (verify)
- Convenient access to the 57 freeway



PAUL GINGRICH
EXECUTIVE VICE PRESIDENT

P: 714.941.5333 | M: 949.357.7467
Paul.Gingrich@daumcommercial.com
CABRE #01299770

DENNIS HOLT
VICE PRESIDENT

P: 949.242.1714
dennis.holt@daumcommercial.com
CABRE #01948978

Although all information is furnished regarding for sale, rental or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof, and it is submitted subject to errors, omissions, changes of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice.