

# ±5,170 SF INDUSTRIAL BUILDING

# FOR LEASE

# 201

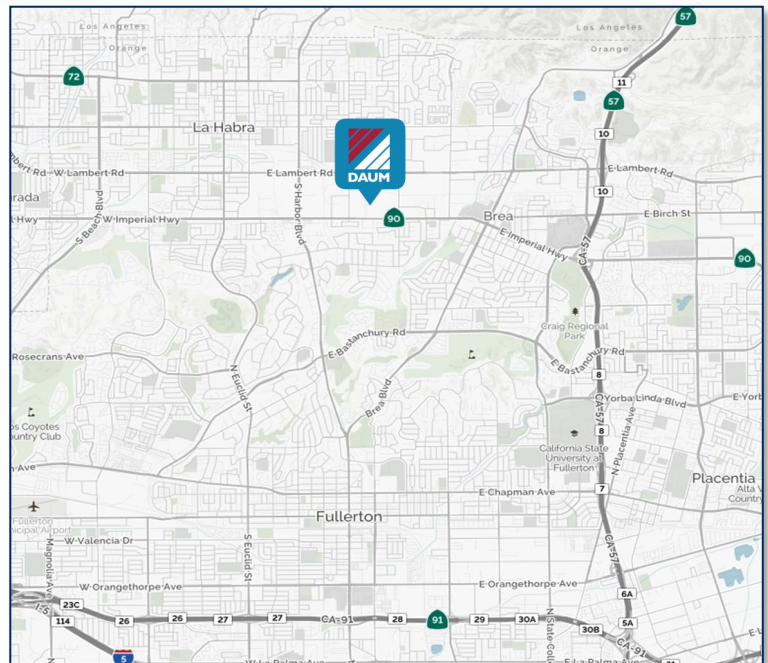
## GEMINI AVENUE BREA, CA 92821



### PROPERTY HIGHLIGHTS

- +/- 5,170 SF Industrial Unit
- Part of a Larger 10,242 SF Freestanding Building
- Approximately 1,200 SF of Office
- Two (2) Ground Level Loading Doors
- 16'-17' Minimum Warehouse Clearance
- 200 Amps of Power (verify)
- Two (2) Restrooms
- 2:1 Parking Ratio/ Drive Around Access
- M-2 Industrial Zoned (verify)
- Convenient 57 Freeway Access

FOR MORE INFORMATION CONTACT:



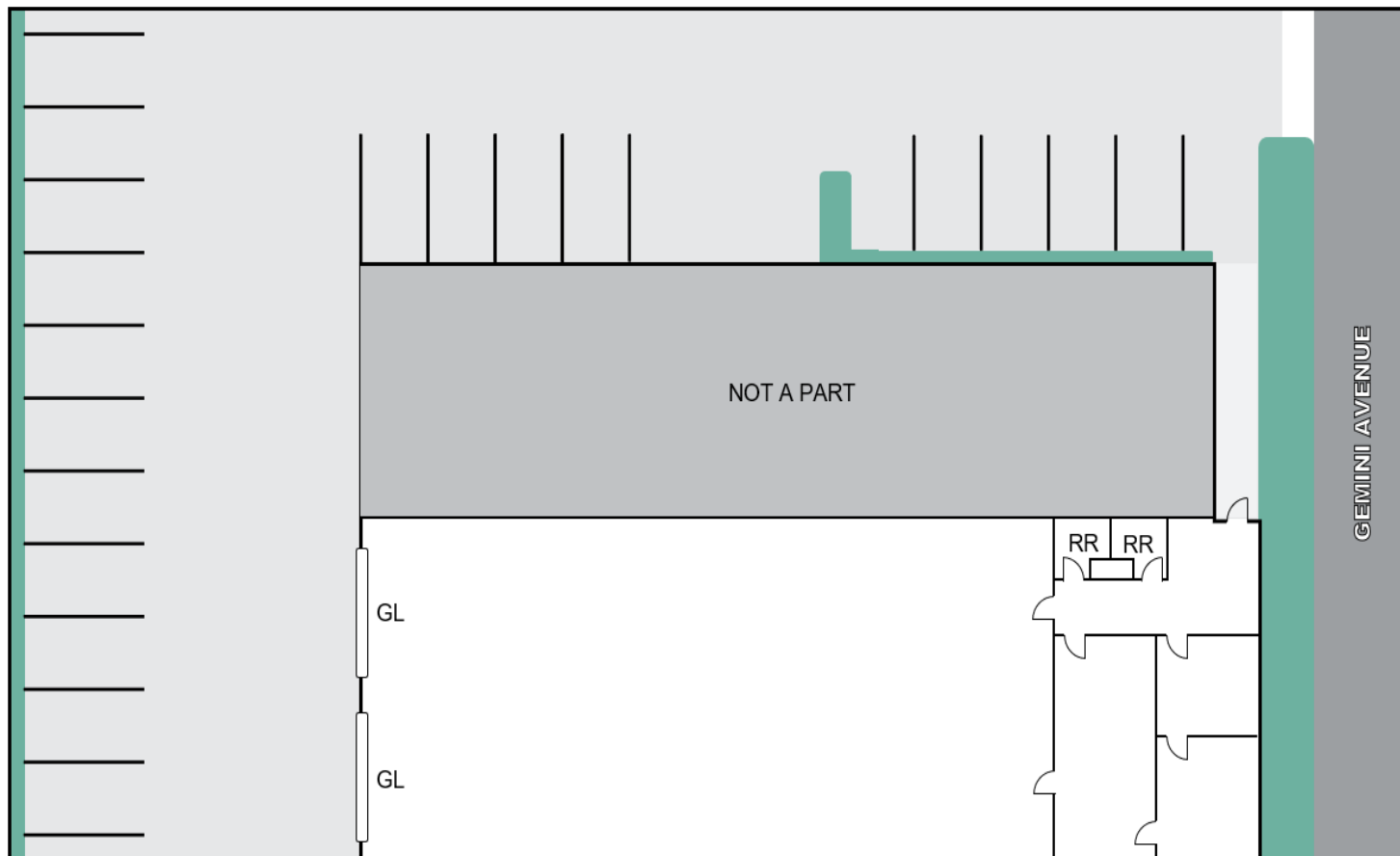
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