

FOR LEASE | ASKING PRICE:
\$1.45 A FOOT NNN

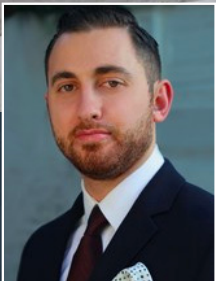
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FREESTANDING MANUFACTURING/
WAREHOUSE DISTRIBUTION BUILDING

TKACH VENTURES GROUP

GEMINI AVE

181 GEMINI AVE, BREA CA 92821



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TKACH
VENTURES



PROPERTY DETAILS & FEATURES

ASKING PRICE:	\$1.45/foot NNN
ADDRESS:	181 GEMINI AVE, BREA CA 92821
TRIPLE NET FEES:	APPROXIMATELY 40 CENTS
YEAR BUILT:	1975
NUMBER OF STORIES:	1
BUILDING AREA:	10,527 SQ. FT.
LOT SQ. FOOTAGE:	25,700 SF.
ZONING:	M

Do Not Walk on Property or Disturb Occupants

[EMAIL US](#)

For more info: yan@tkachventures.com



PROPERTY SUMMARY

- Freestanding Manufacturing/ Warehouse Distribution Building
- Three Ground Level Doors (12'x12')
- Approximately 3,036 SF of HVAC office area, with clean carpet and fresh paint
- High Power Building to be verified, 800 Amps, 120/280 Volt, Lessee to verify
- Freshly Paved Parking Lot
- Parking Ratio 2: 1,000
- Approximately 251 Sq. Ft Bonus mezzanine storage area not included in sq. footage
- Property Features Four Skylights and Energy Efficient LED Lighting in Warehouse
- Privately gated yard.
- Cleanly landscaped property with beautiful curb appeal.
- Ceiling height clearance of 18 feet.

PROPERTY
PHOTOS



PROPERTY
PHOTOS



PROPERTY
AERIAL

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GEMINI AVE



PROPERTY
AERIAL

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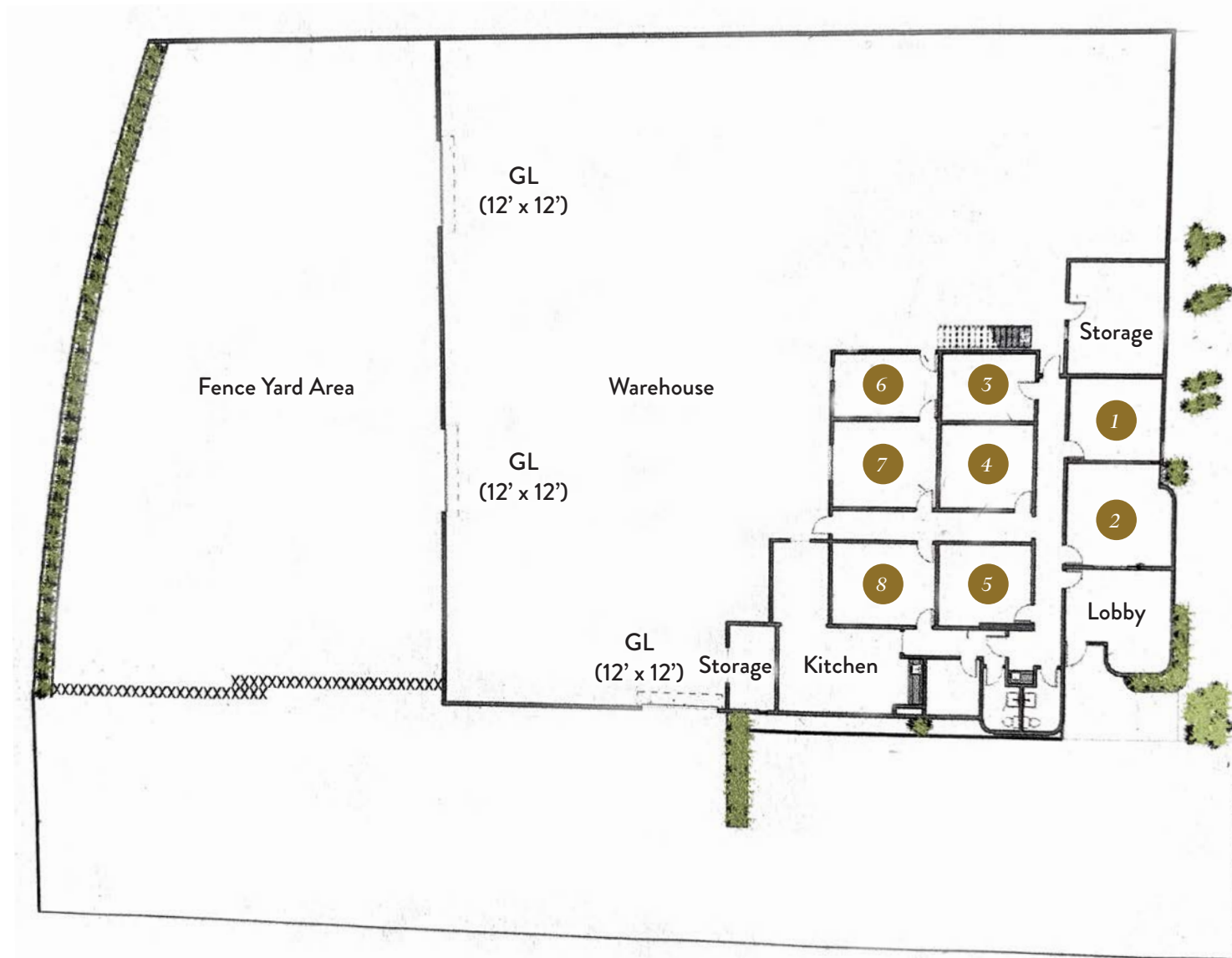
GEMINI AVE



FLOOR PLAN

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GEMINI AVE



NEARBY AMENITIES MAP





LOCATION
MAP

Los Angeles

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GEMINI AVE

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CONFIDENTIALITY AGREEMENT

Your receipt of this Memorandum constitutes your acknowledgment that (i) it is a confidential Memorandum solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property, (ii) you will hold it in the strictest confidence, (iii) you will not disclose it or its contents to any third party without the prior written authorization of the owner of the Property ("Owner") or Tkach Ventures Group, LLC, and (iv) you will not use any part of this Memorandum in any manner detrimental to the Owner or Tkach Ventures Group, LLC. If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return it to Tkach Ventures Group, LLC.

DISCLAIMER

This Memorandum contains select information pertaining to the Property and the Owner, and does not purport to be all-inclusive or contain all or part of the information which prospective investors may require to evaluate a purchase of the Property. The information contained in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. All information is presented "as is" without representation or warranty of any kind. Such information includes estimates based on forward-looking assumptions relating to the general economy, market conditions, competition and other factors which are subject to uncertainty and may not represent the current or future performance of the Property. All references to acreages, square footages, and other measurements are approximations. This Memorandum describes certain documents, including leases and other materials, in summary form. These summaries may not be complete nor accurate descriptions of the full agreements referenced. Additional information and an opportunity to inspect the Property may be made available to qualified prospective purchasers. You are advised to independently verify the accuracy and completeness of all summaries and information contained herein, to consult with independent legal and financial advisors, and carefully investigate the economics of this transaction and Property's suitability for your needs. **ANY RELIANCE ON THE CONTENT OF THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK.**

The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions at any time with or without notice to you. All offers, counteroffers, and negotiations shall be non-binding and neither Tkach Ventures Group, LLC nor the Owner shall have any legal commitment or obligation except as set forth in a fully executed, definitive purchase and sale agreement delivered by the Owner.