

FOR SALE //  $\pm 10,242$  SF

# 241-251 GEMINI AVENUE

## DIVISIBLE INDUSTRIAL BUILDING

BREA | CA 92821



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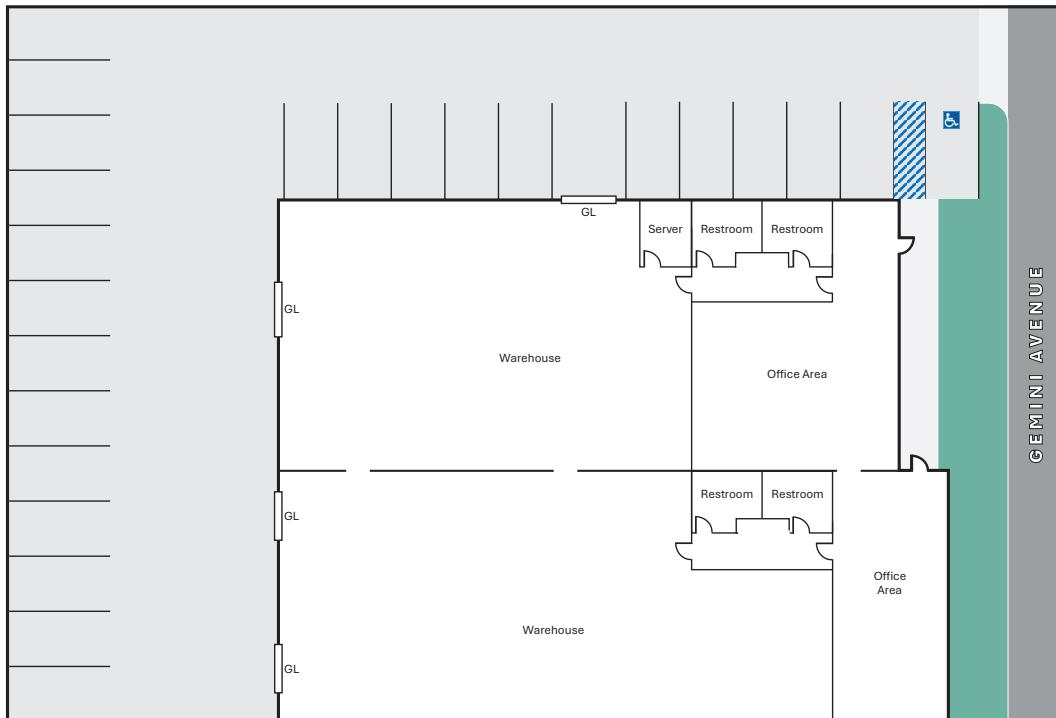
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## PROPERTY HIGHLIGHTS:

- ±10,242 SF Industrial Building
- Divisible into 2 Units
- Separately Metered
- Four (4) Ground Level Loading Doors
- 400 Amps of Power (Verify)
- 16'-17' Warehouse Clearance Height
- Recently Renovated
- Concrete Tilt-Up Construction
- Possible Fenced Yard (Verify)
- ±22,466 SF Parcel
- Abundant Parking: 24 Stalls Plus Street Parking
- M2 Zoning
- Convenient Access to 57 Freeway

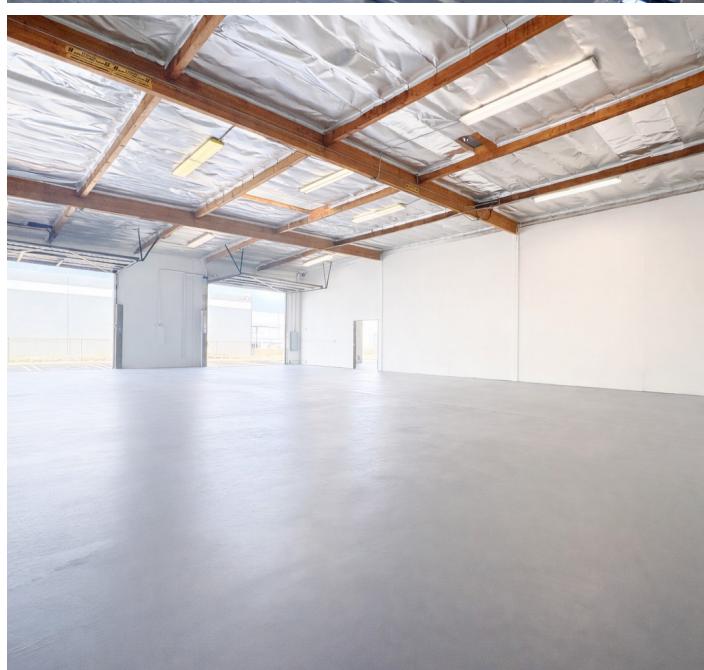
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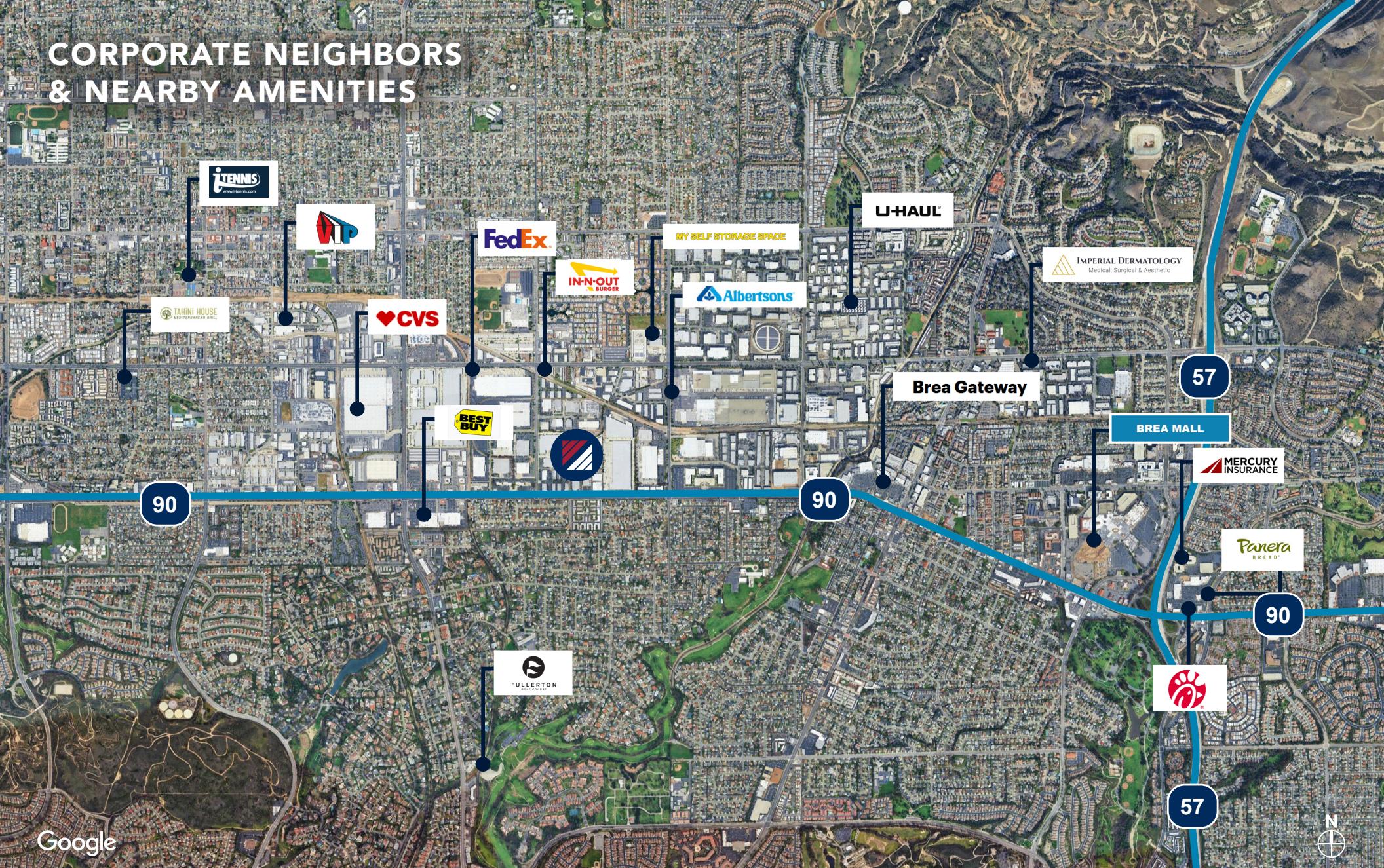
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# CORPORATE NEIGHBORS & NEARBY AMENITIES



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