

SINGLE-TENANT NET LEASED
INVESTMENT FOR SALE

261-271 GEMINI AVENUE

BREA | CA 92821



FOR MORE INFORMATION, CONTACT:

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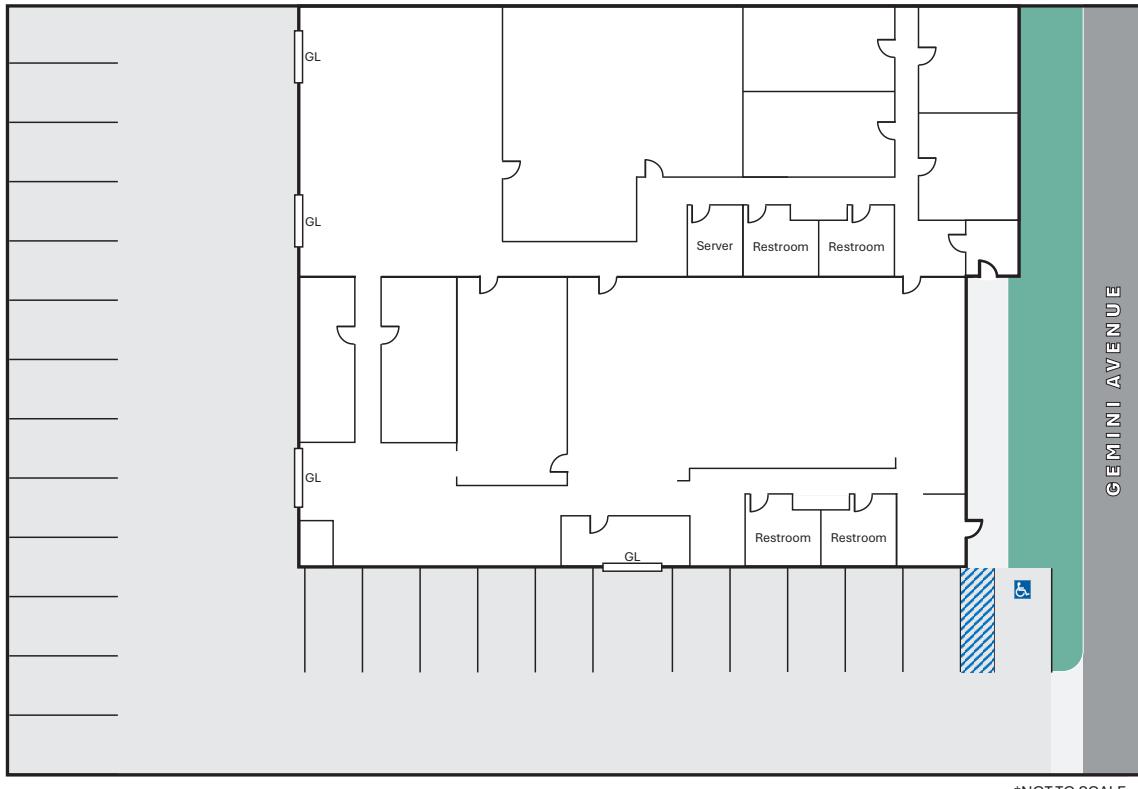
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DAUM
COMMERCIAL REAL ESTATE SERVICES

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PROPERTY HIGHLIGHTS:

- **±10,242 Square Foot Industrial Building**
- **Long-Term Lease In Place**
- **Divisible into 2 Units**
- **Four (4) Ground Level Loading Doors**
- **Highly Improved Building w/ HVAC in Warehouse**
- **400 Amps of Power (verify)**
- **15'-16' Warehouse Clearance Height**
- **Recently Renovated**
- **Concrete Tilt-Up Construction**
- **Possible Fenced Yard (verify)**
- **±22,465 SF Parcel**
- **M2 Zoning**
- **Convenient Access to 57 Freeway**
- **Expandable to ±20,484 SF (Adjacent Building at 241-251 Gemini is For Sale)**



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TENANT AND RENT ROLL

Tenant	Lease Start	Lease Expiration	Lease Term Rem.	Lease Structure	Rent Start	Rent End	Annual Rent	Monthly Rent	Rent RSF	Escalations	Options
QCM INC., DBA VERIS MANUFACTURING	10/1/22	9/30/32	6.8 Years	NNN	10/1/25	9/30/26	\$172,812	\$14,401	\$1.41	4%	No Options
					10/1/26	9/30/27	\$179,724	\$14,977	\$1.46	4%	
					10/1/27	9/30/28	\$186,912	\$15,576	\$1.52	4%	
					10/1/28	9/30/29	\$194,388	\$16,199	\$1.58	4%	
					10/1/29	9/30/30	\$202,164	\$16,847	\$1.64	4%	
					10/1/30	9/30/31	\$210,252	\$17,521	\$1.71	4%	
					10/1/31	9/30/32	\$218,664	\$18,222	\$1.78	4%	

TENANT SUMMARY

QCM INC., A CALIFORNIA CORPORATION DBA VERIS MANUFACTURING

GUARANTOR: 

The lease is guaranteed by Emerald Technologies U.S. Acquisition Co., Inc. . Emerald Technologies is a global electronics manufacturing services (EMS) provider for original equipment manufacturer (OEM) customers, with a focus on high-reliability general and custom electronic assemblies. The company has manufacturing facilities in California, Oregon, Michigan, New Hampshire, China and Malaysia. With ISO certification the company specializes in high-mix manufacturing for high-reliability markets in the Aerospace & Defense, Energy, Life Sciences, Industrial & Semiconductor and Enterprise Communications sectors.

LEASE SUMMARY

Lease Type:	Standard AIR Industrial/Commercial Single-Tenant Lease- NNN
Commencement Date:	10/1/2022
Expiration Date:	9/30/2032
Current Base Rent:	\$14,401
Annual Increases:	4%
Security Deposit:	\$20,000
Options To Extend:	None
Options to Purchase:	None
Guarantor:	Emerald Technologies U.S. Acquisition Co., Inc. emeraldtechnologies.com

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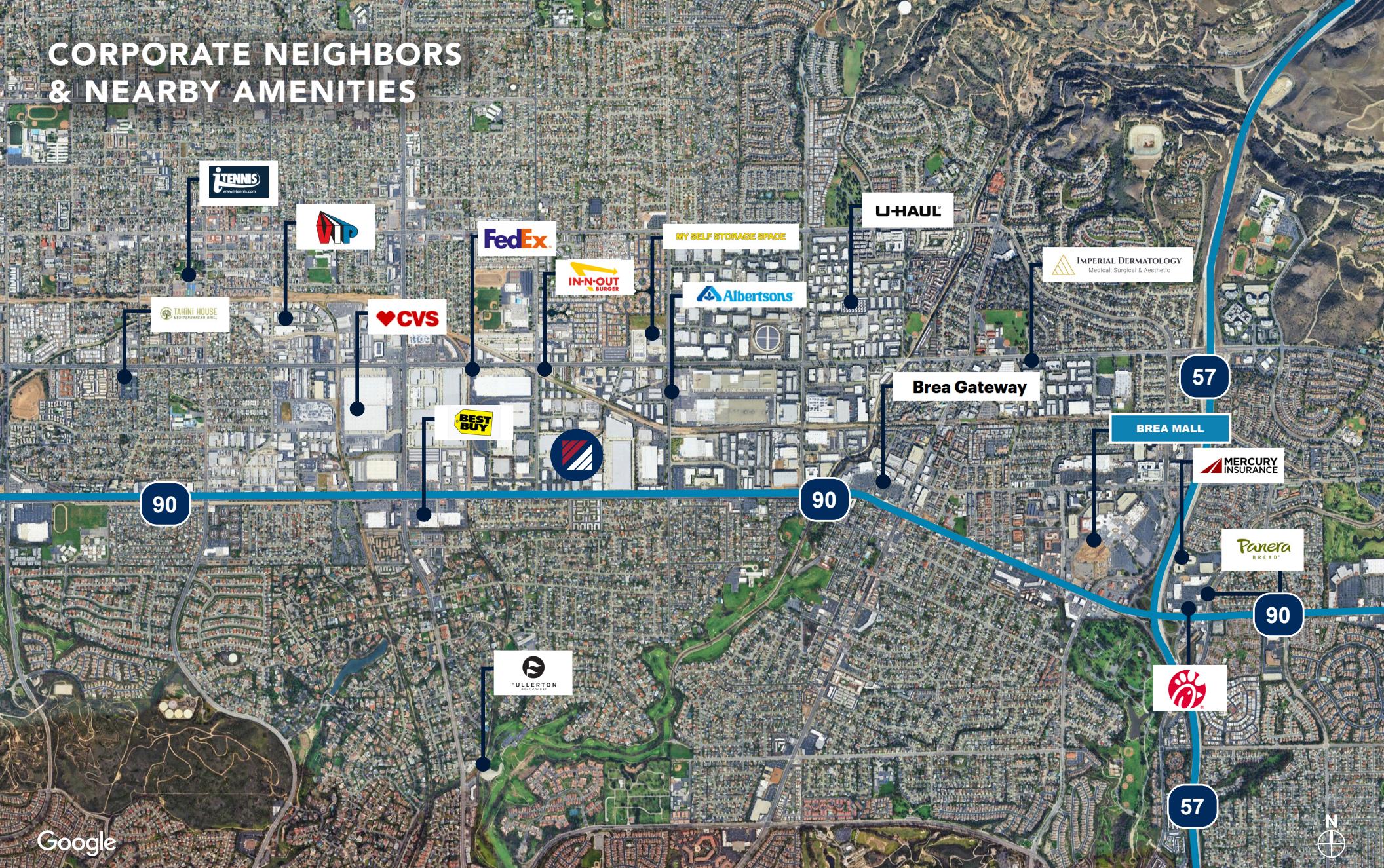
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CORPORATE NEIGHBORS & NEARBY AMENITIES



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