

SINGLE-TENANT NET LEASED  
INVESTMENT FOR SALE

# 261-271 GEMINI AVENUE

BREA | CA 92821



FOR MORE INFORMATION, CONTACT:

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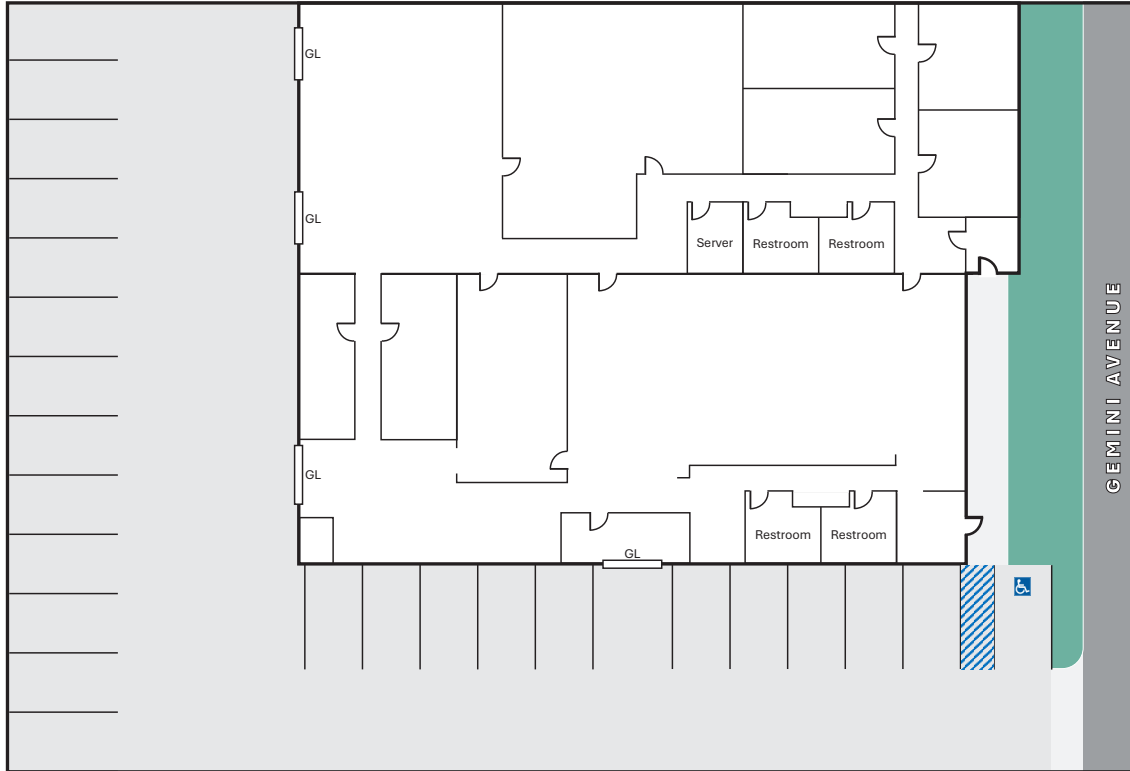


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\*NOT TO SCALE

## 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:**  **Emerald TECHNOLOGIES**

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

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

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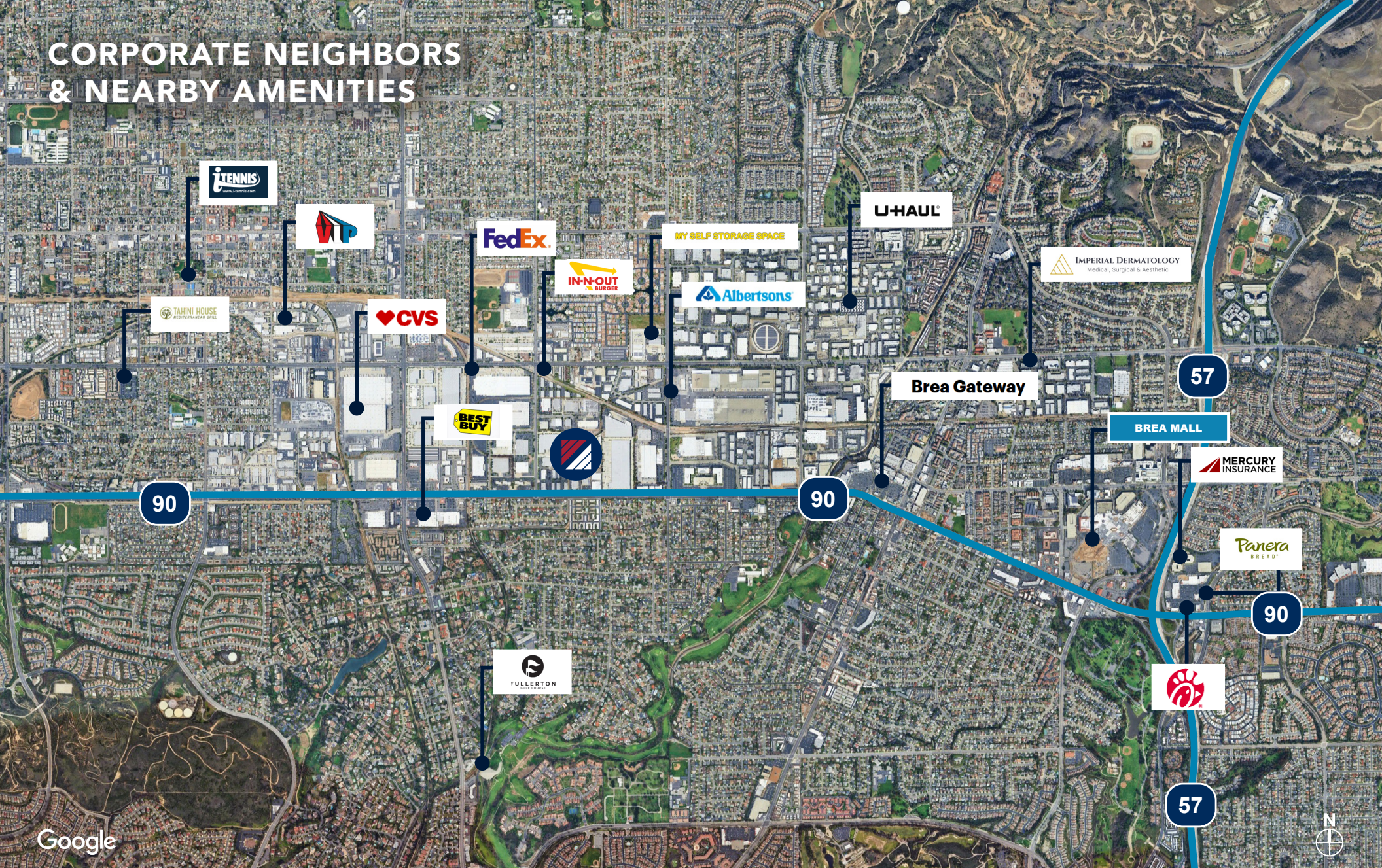
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# CORPORATE NEIGHBORS & NEARBY AMENITIES



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**DAUM**  
COMMERCIAL REAL ESTATE SERVICES

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