



**25,330 SF FREESTANDING CONCRETE TILT-UP
FOR LEASE** 16561-16571 GEMINI LN.
HUNTINGTON BEACH | CA



**25,330 SF
AVAILABLE**



**1 / 4
DOCK/GL DOORS**



**18'0"
CLEAR HEIGHT**



**FULLY
SPRINKLERED**

CONTACT EXCLUSIVE LISTING AGENTS:

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**FREESTANDING 25,330 SF INDUSTRIAL HQ / MANUFACTURING FACILITY
ON OVERSIZED 1.35 ACRE LOT**

25,330 SF
FREESTANDING
INDUSTRIAL
FACILITY

16561-16571 GEMINI LN
HUNTINGTON BEACH, CA

FOR LEASE



PROPERTY OVERVIEW

Building Size	25,330 SF (Freestanding Concrete Tilt-Up)
Land Area	1.35 Acres (58,806 SF) – Oversized Lot
Zoning	M-1 / IG – Industrial General (Huntington Beach)
Year Built	1976
Construction	Concrete Tilt-Up with High-Image Office and Warehouse Layout
Clear Height	18' 0"
Power	800 Amps / 480 Volt (verify)
Sprinklers	Yes (Fully Sprinklered System)
Drive-In Doors	Four (4) Ground-Level Doors (12' x 14' oversized)
Dock-High Loading	One (1) Exterior Dock-High Position
Office Area	6,030 SF
Warehouse Area	19,300 SF (Open Warehouse with Skylights)
Parking Ratio	2.5 : 1,000 SF (on-site)
Yard Area	Secured concrete padded yard with ample loading depth and truck turn radius
Restrooms	Four
Infrastructure	Floor Drains Throughout



PROPERTY & AREA HIGHLIGHTS

- Freestanding industrial building on 1.35 acre parcel in the heart of Huntington Beach's industrial corridor.
- Highly functional layout – ideal for manufacturing, assembly, distribution, and high-power users.
- Ample power supply (800 amps/480 volt) for heavy equipment and production.
- Multiple oversized loading doors and dock position support excellent shipping/receiving flow.
- High image front office/showroom area with potential for modern tenant improvements.
- Warehouse skylights and sprinklers provide bright, safe, and efficient operations.
- Convenient access to the (405) & (22) freeways, Beach Blvd, and Warner Ave corridors.
- Strong West Orange County industrial market – limited vacancy, high barriers to entry.



IDEAL USES:

- Light Manufacturing
- Assembly & Fabrication
- Distribution / Warehousing
- Technology / R&D
- Precision Machining
- Automotive or Aerospace Support

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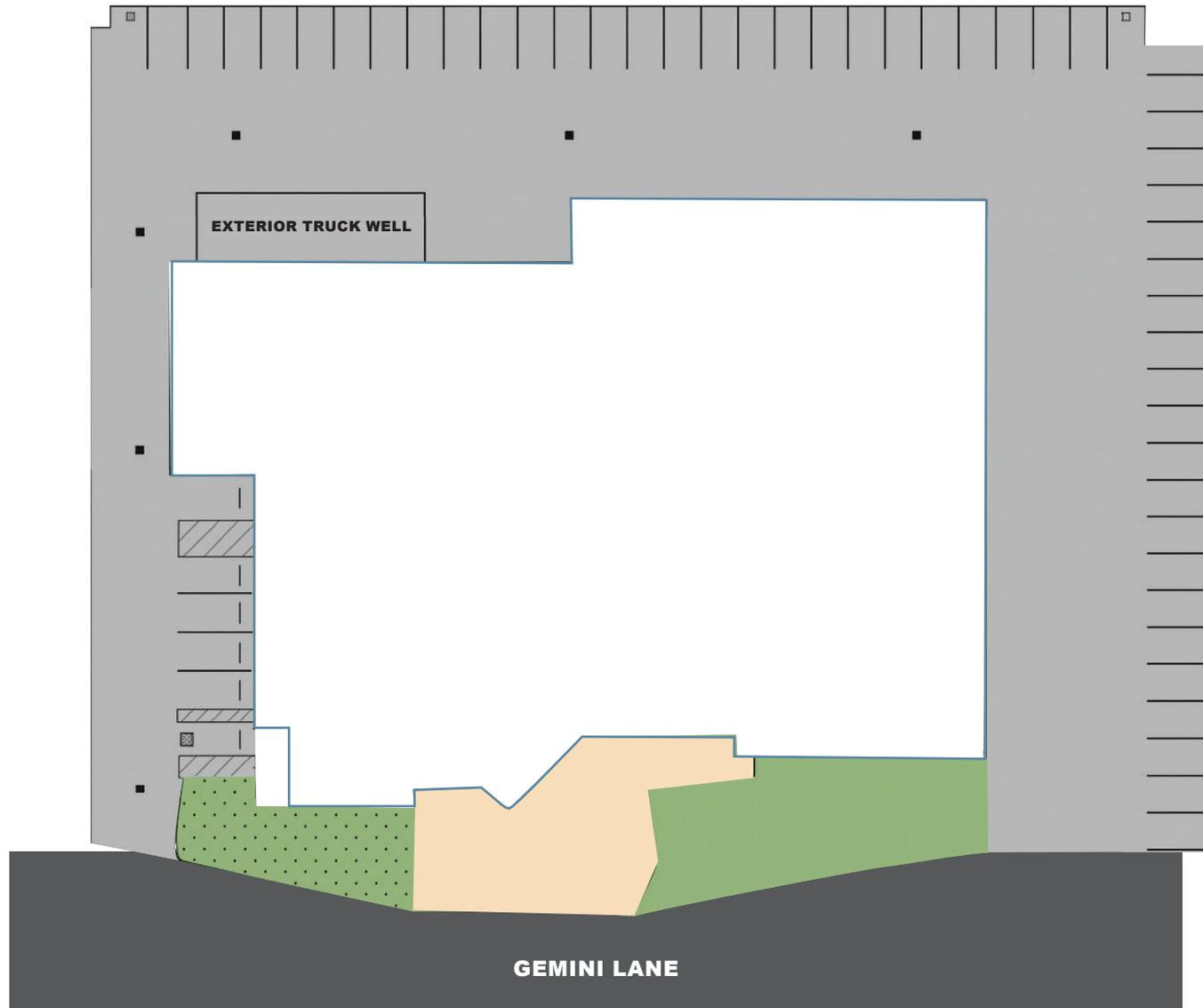
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SITE PLAN



NOT TO SCALE*

FOR LEASE
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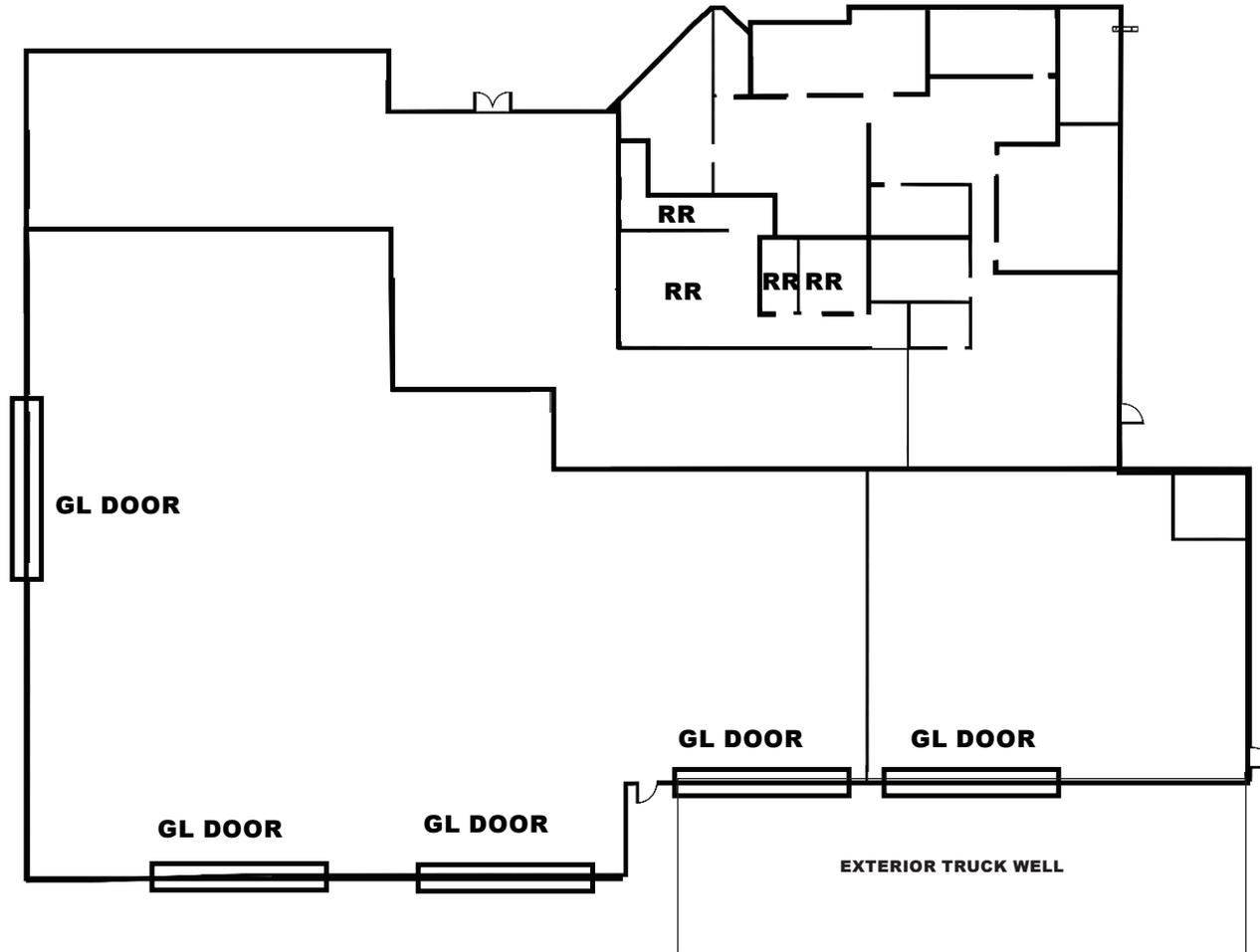
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FLOOR PLAN



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HUNTINGTON BEACH, CA

FOR LEASE



- Centrally located in the North Huntington Beach industrial submarket.
- Near major arterials: (405) Fwy (2 mi), Beach Blvd (0.8 mi), and Goldenwest St (1 mi).
- Surrounded by leading aerospace, automotive, precision machining, and technology companies

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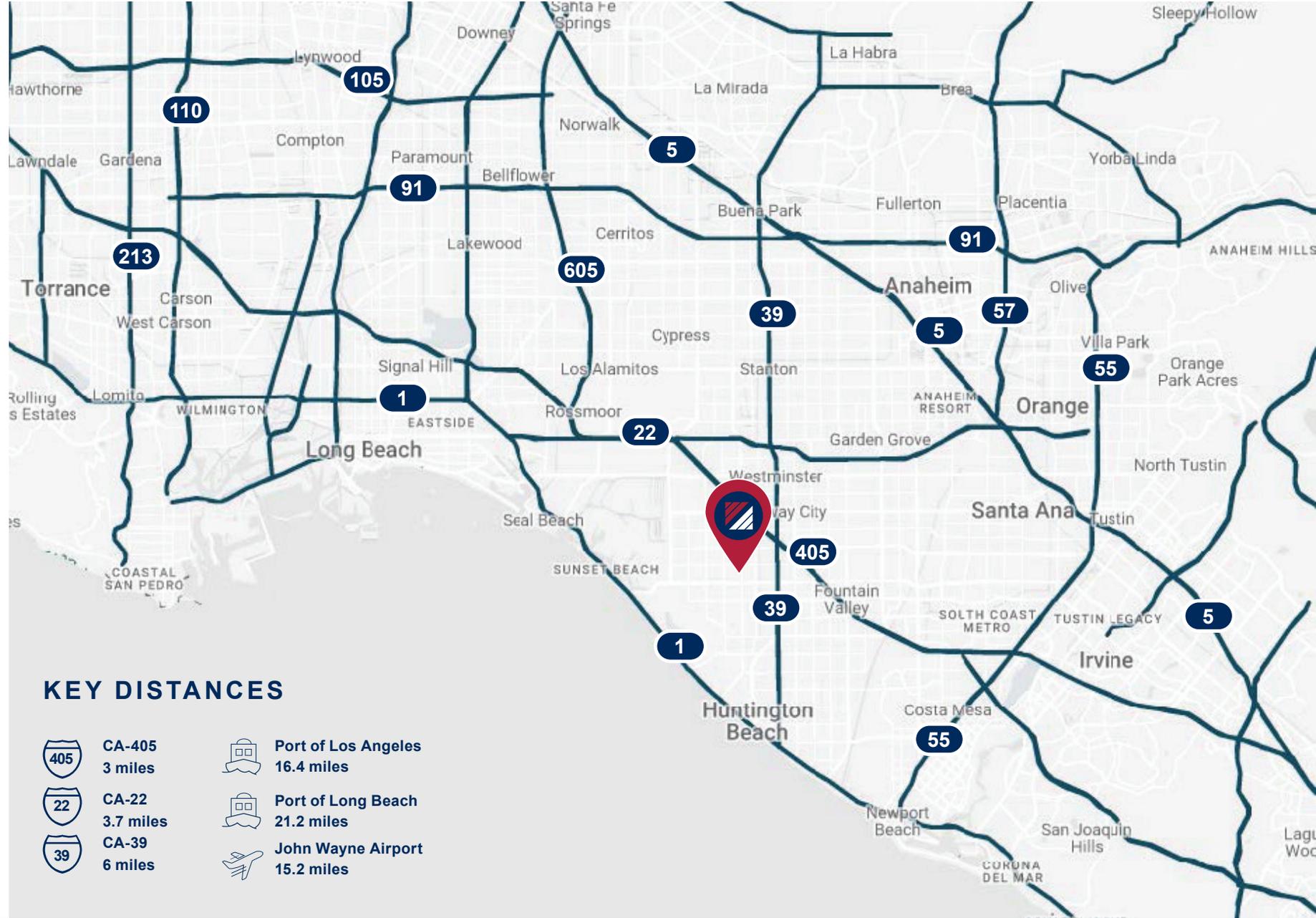
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DAUM
COMMERCIAL REAL ESTATE SERVICES

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FREESTANDING
INDUSTRIAL
FACILITY

16561-16571 GEMINI LN
HUNTINGTON BEACH, CA

FOR LEASE



KEY DISTANCES

- | | |
|--|---|
|  CA-405
3 miles |  Port of Los Angeles
16.4 miles |
|  CA-22
3.7 miles |  Port of Long Beach
21.2 miles |
|  CA-39
6 miles |  John Wayne Airport
15.2 miles |

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