



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

CONTACT EXCLUSIVE LISTING AGENTS:

**MIKE BARREIRO** S I O R  
 E.V.P. | PRINCIPAL  
 P: 949.355.8500  
 mbarreiro@daumcre.com  
 CA DRE License #01712620

**DUSTIN HULLINGER**  
 ASSOCIATE V.P.  
 M: 714.345.7882  
 dhullinger@daumcre.com  
 CA DRE License #02078021

**MICHAEL COLLINS**  
 DIRECTOR OF CAPITAL MARKETS  
 M: 714.345.1014  
 mcollins@daumcre.com  
 CA DRE License #00463740



**25,330 SF**  
 AVAILABLE



**1 / 4**  
 DOCK/GL DOORS



**18'0"**  
 CLEAR HEIGHT



**FULLY**  
 SPRINKLERED

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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
<b>Office Area</b>	<b>6,030 SF</b>
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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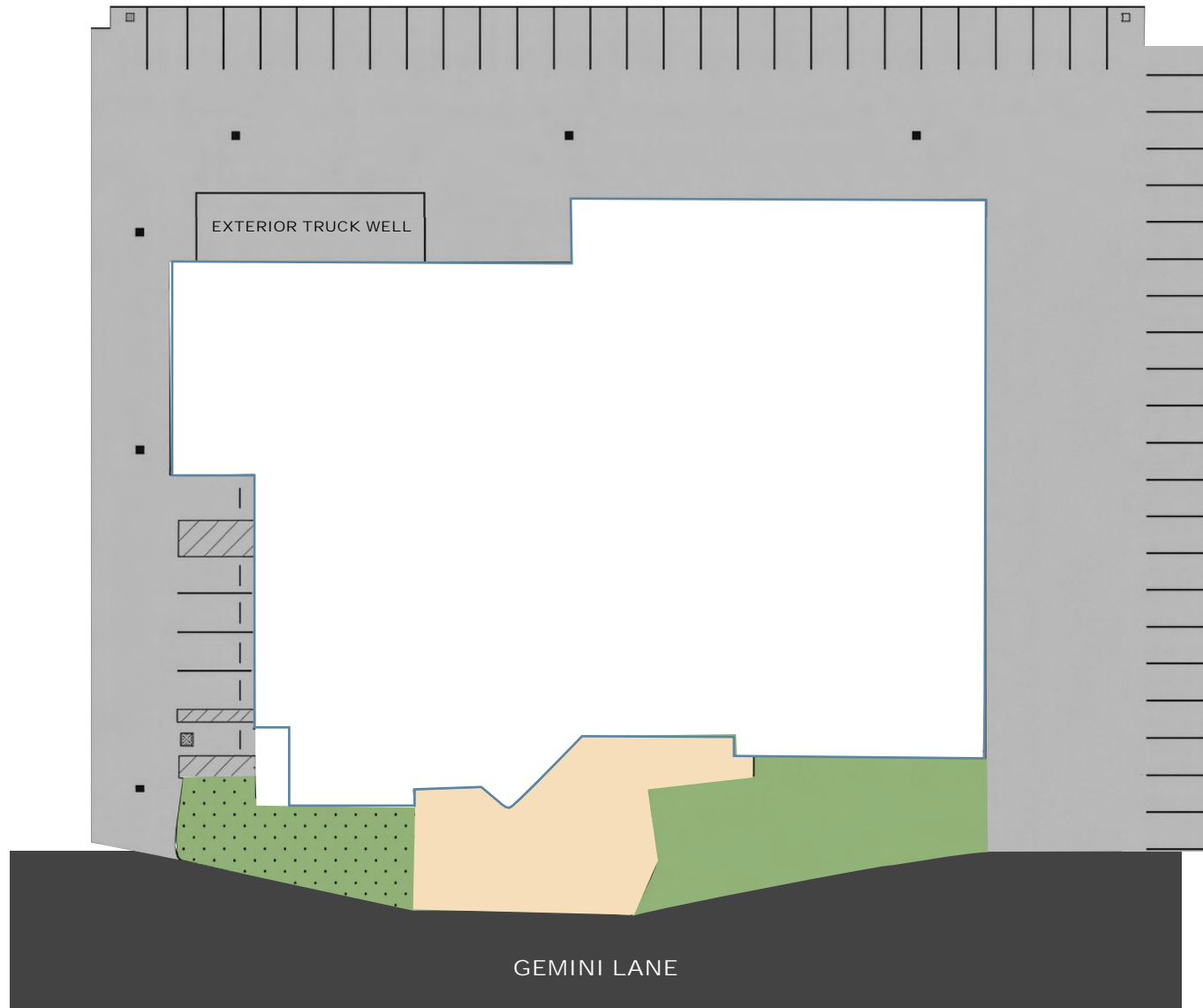
  
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SITE PLAN

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NOT TO SCALE\*

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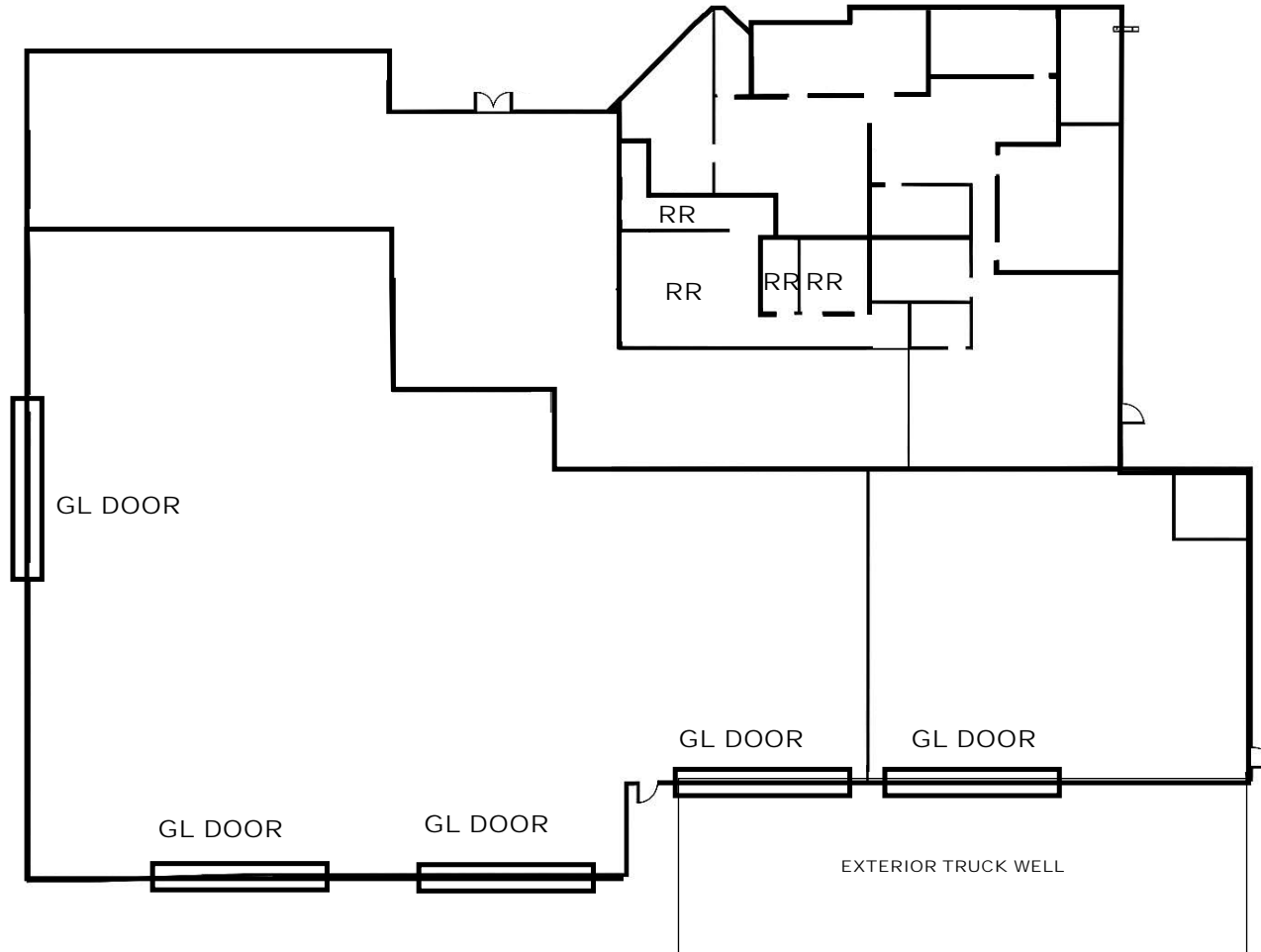
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FLOOR PLAN



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- 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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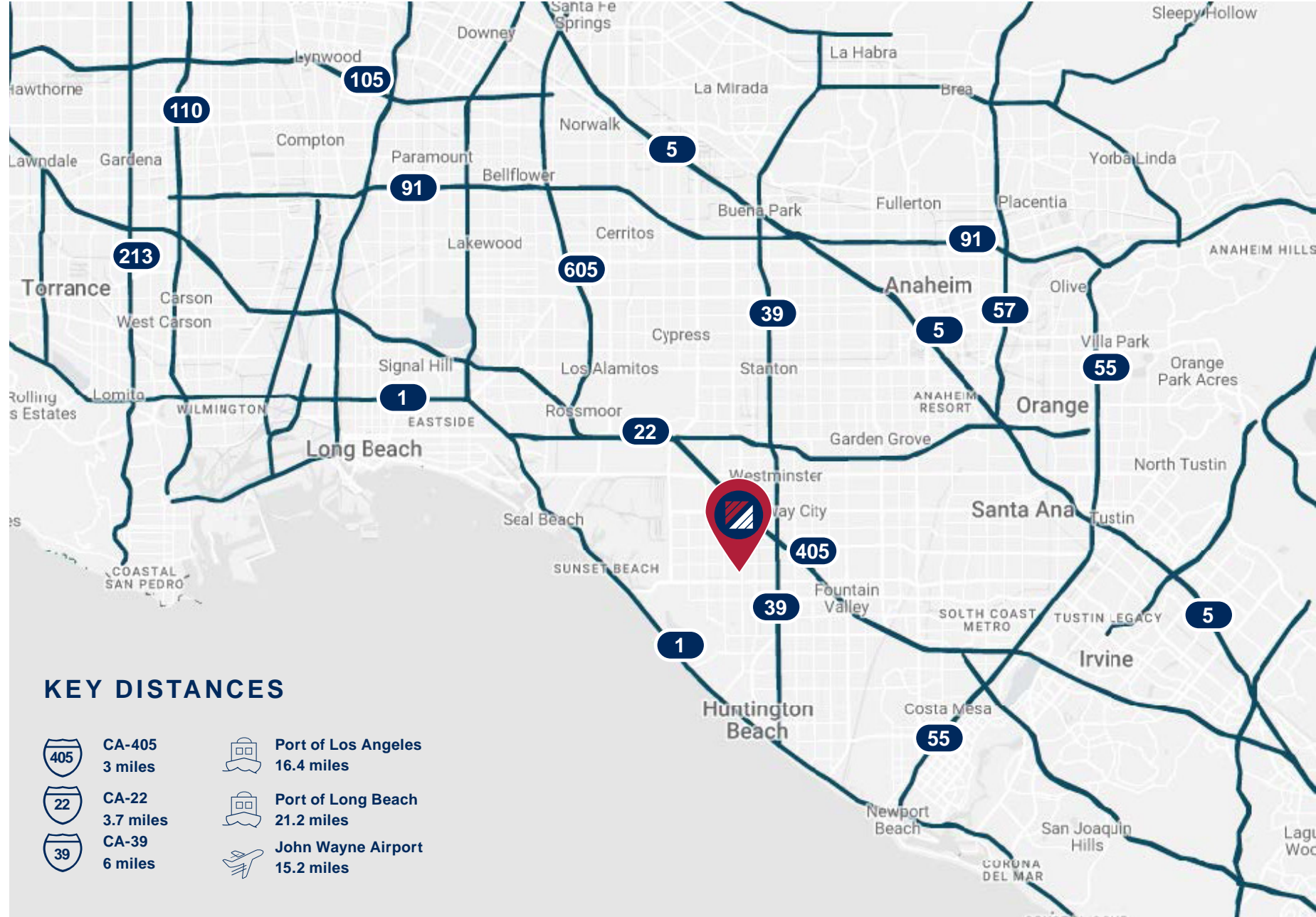
  
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**KEY DISTANCES**

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

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