

Success Story

Gemmy Industries



The Client

Gemmy Industries manufactures toys and other novelty items. Gemmy is an innovator in the recreational products business. Some of Gemmy's best know products include Big Mouth Billy Bass, dancing flowers, and Kung Fu hamster.

The Challenge

Gemmy owned its current facility which no longer provided sufficient space for operations. The company wanted to purchase another facility to accommodate current growth needs. However, market prices were approaching an all-time high and reasonable economics were a top priority.



The Solution

Several purchase options were researched and presented to Gemmy. As these buildings were evaluated, economic considerations led Gemmy to consider leasing its next facility. A sublease transaction was completed that met Gemmy's expansion needs and provided a below market rate. Gemmy's original facility was then sold at a time when market prices were high.

Transaction Summary

- **Address**
117 Wrangler Dr., Coppell, TX
- **Submarket**
Las Colinas
- **Industry**
Recreational Products
- **Size**
116,480 SF
- **Transaction Type**
Lease
- **Property Owner**
Morgan Stanley

