

AVAILABLE - ±69,361 SQ. FT.

# 2 BUILDING

INDUSTRIAL COMPLEX

EXPANDABLE TO ±84,361 SF

1937 DEERE  
±16,034 SF

EXPANSION  
±15,000 SF

1939 DEERE  
±53,277 SF

ARMSTRONG AVENUE

DEERE AVENUE

**LEE & ASSOCIATES**

COMMERCIAL REAL ESTATE SERVICES  
NEWPORT BEACH

Square footage is approximate and based on historical data. All dimensions, square footage, and property details are subject to verification by Landlord and Tenant. Prospective tenants are encouraged to independently measure the premises.

1937 • 1939

# DEERE

IRVINE CA



# FEATURES

## ±69,361 SF - 2 BLDG. COMPLEX

### BUILDING 1:

- 1939 Deere Ave. - ±53,277 SF
- Two-story area, verify square footage
- 20'-23' clear (verify)
- 6 GL doors, 2 oversized
- 1,600-amp power (verify)
- Shared exterior truckwell

### BUILDING 2:

- 1937 Deere Ave. - ±16,084 SF
- Rear building
- 20' clear (verify)
- 2 GL doors
- 800-amp power (verify)
- Shared exterior truckwell

### FOR BOTH BUILDINGS:

- Fenced, secured yard areas
- Large concrete apron throughout
- Ample parking
- 2 major street entrances - Deere Ave. & Armstrong Ave.
- Located in the heart of the Irvine Business Complex
- Close to numerous amenities
- Can be expanded to ±84,361 SF - (see site plan)

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**AVAILABLE - ±69,361 SQ. FT.  
TWO BUILDING COMPLEX  
1937-1939 DEERE AVE, IRVINE**

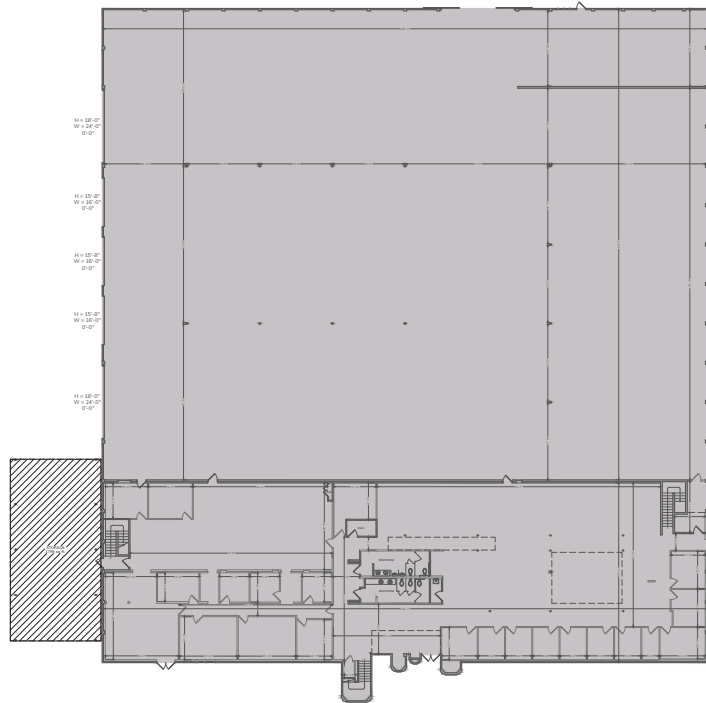
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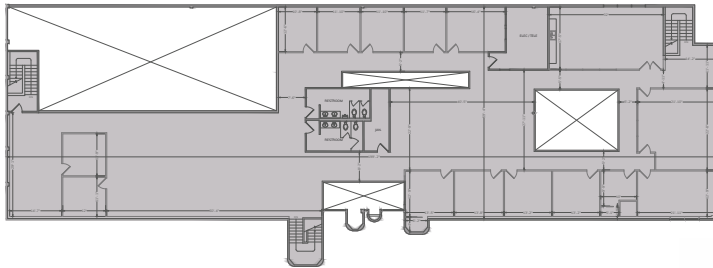


# FLOOR PLANS • 1939 DEERE AVE

## 1939 Deere Ave., Irvine - Floor plans - 1<sup>st</sup> & 2<sup>nd</sup> Floors - & Clear-Heights in Warehouse Area



**Second Floor**

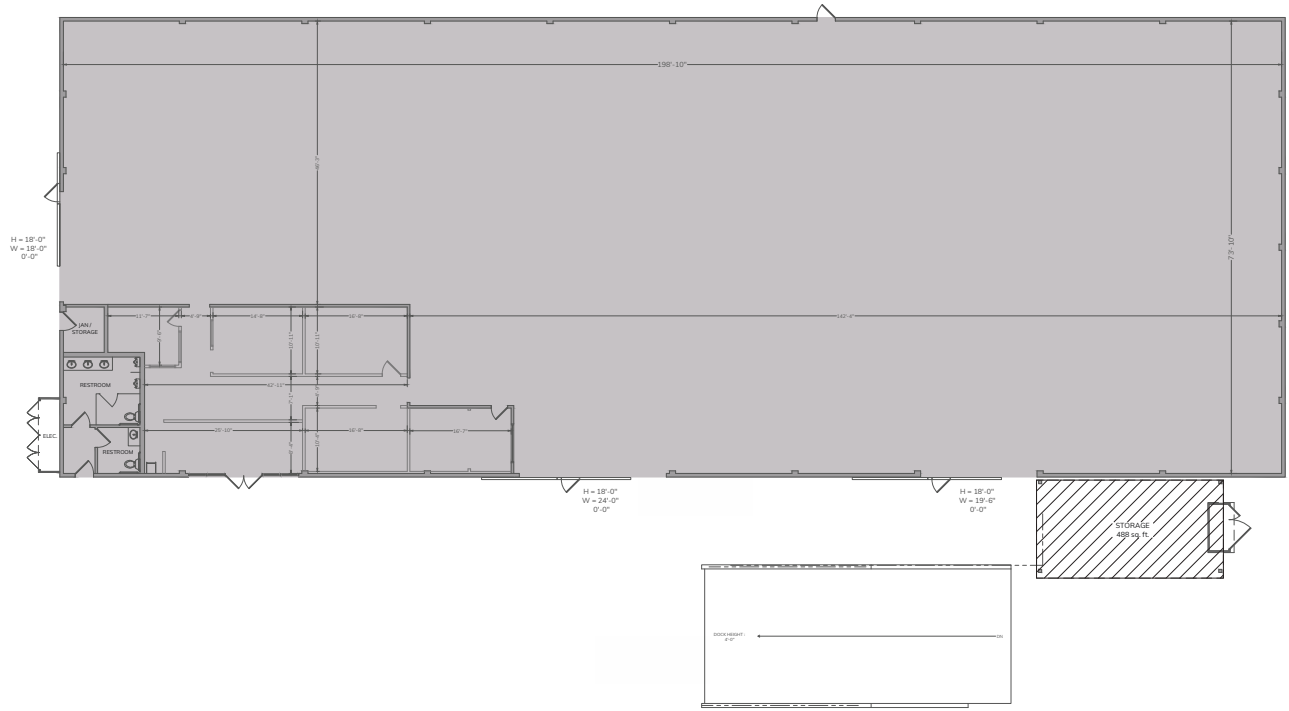


**Clear-Heights in Warehouse Area**

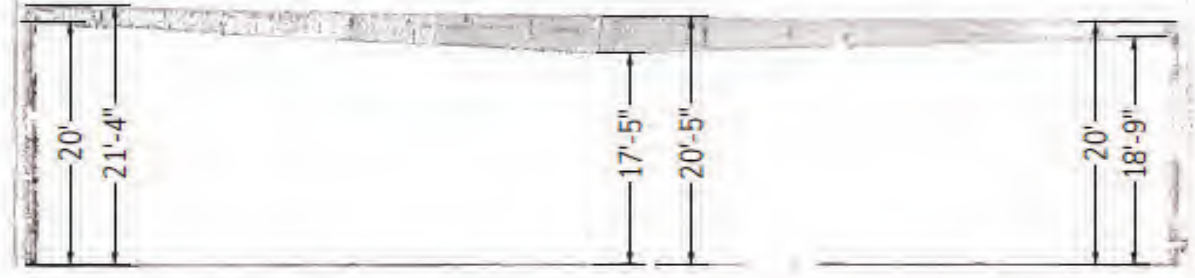


# FLOOR PLAN • 1937 DEERE AVE

## 1937 First Floor

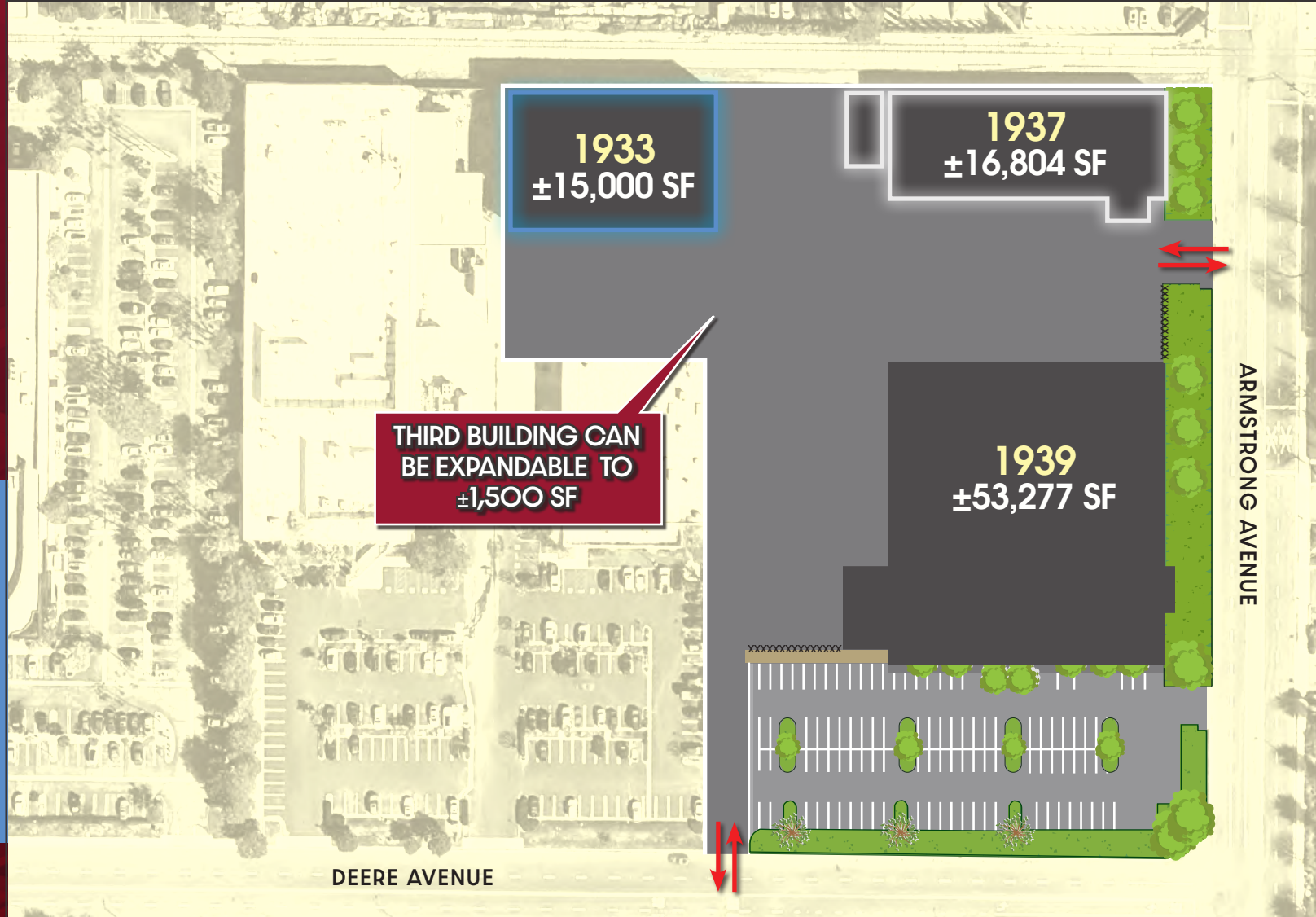


### Clear-Heights in Warehouse Area

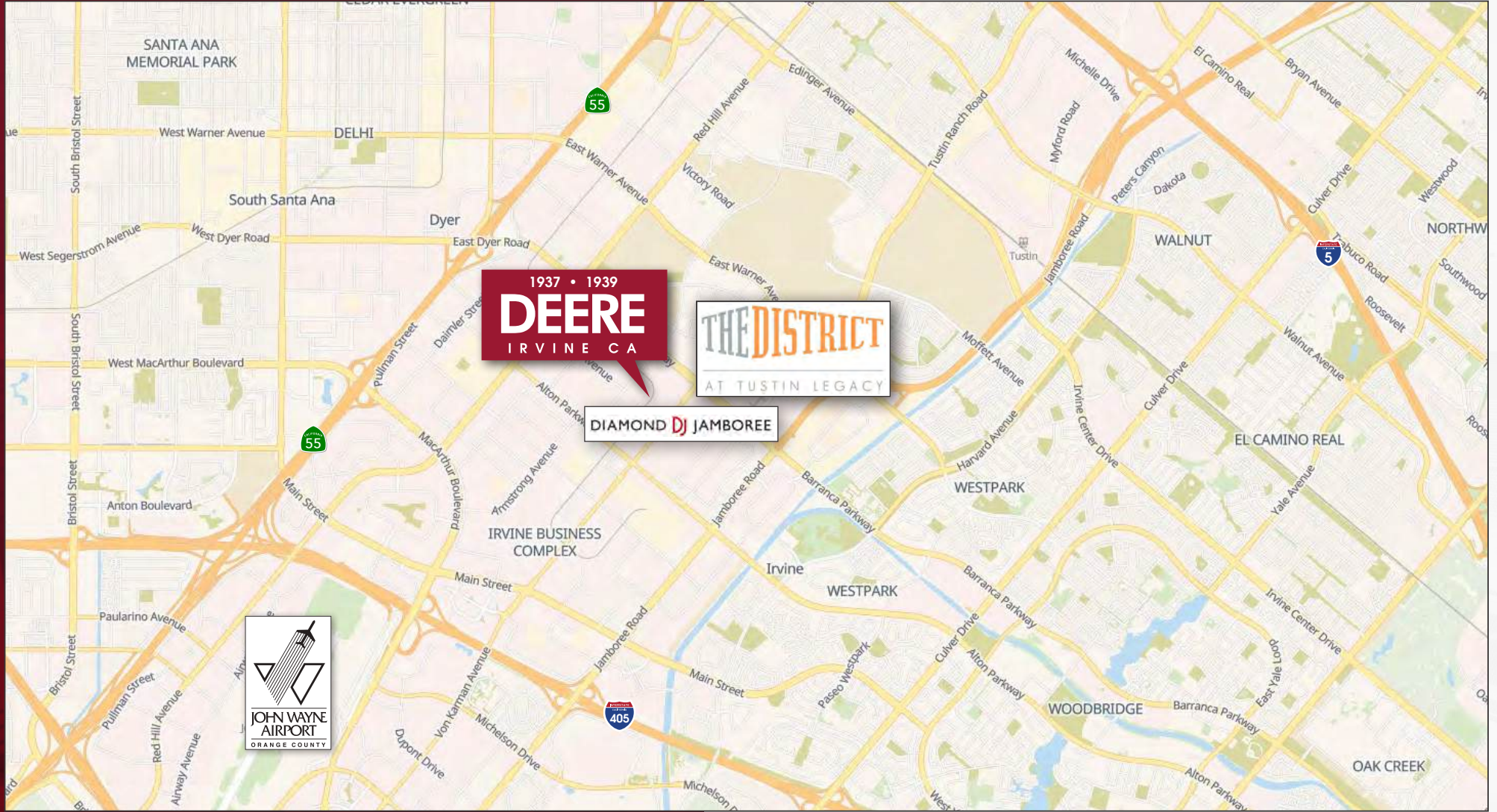


DEERE  
DEERE  
DEERE

# PROPERTY SITE PLAN ●



# LOCATION MAP ●



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