

# AVAILABLE - ±15,000 SQ. FT. INDUSTRIAL BUILDING 1933 DEERE AVE

1933 DEERE  
±15,000 SF

ALSO  
AVAILABLE

ARMSTRONG AVENUE

DEERE AVENUE

1933

DEERE

IRVINE CA

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.

# FEATURES

## ±15,000 SF INDUSTRIAL BUILDING

### 1933 DEERE AVENUE:

- 1933 Deere Ave. - ±15,000 SF
  - Rear building
  - 27'-28' clear (verify)
  - Two oversized GL doors
  - Fenced yard area
  - 200-amp power (verify)
  - ±1,000 SF office area
  - Bonus mezzanine
  - Large concrete apron throughout
  - Located in the heart of the Irvine Business Complex
- 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.



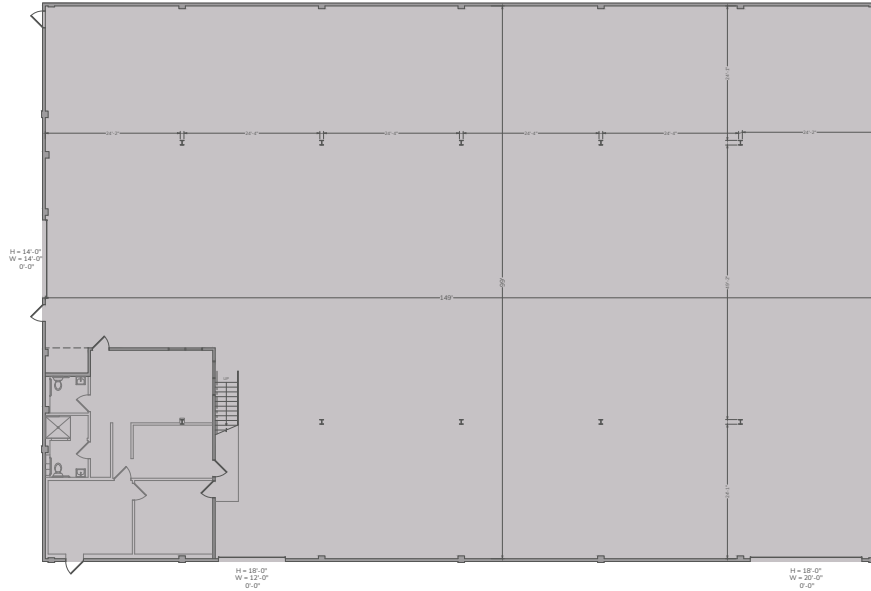
1933

**DEERE**  
IRVINE CA

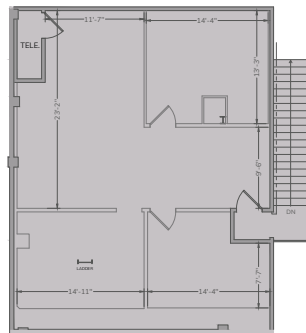
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# FLOOR PLAN • 1933 DEERE AVE

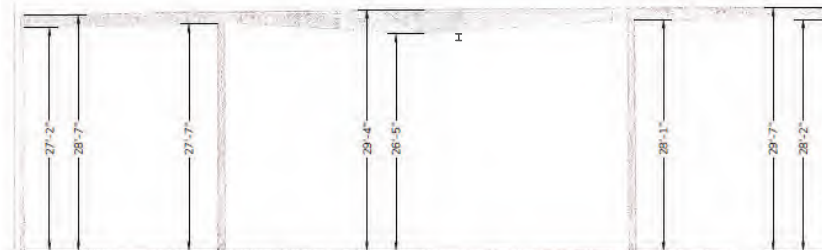
## 1933 Deere Ave., Irvine - Floorplans – 1<sup>st</sup> & 2<sup>nd</sup> Floors - & Clear-Heights in Warehouse Area



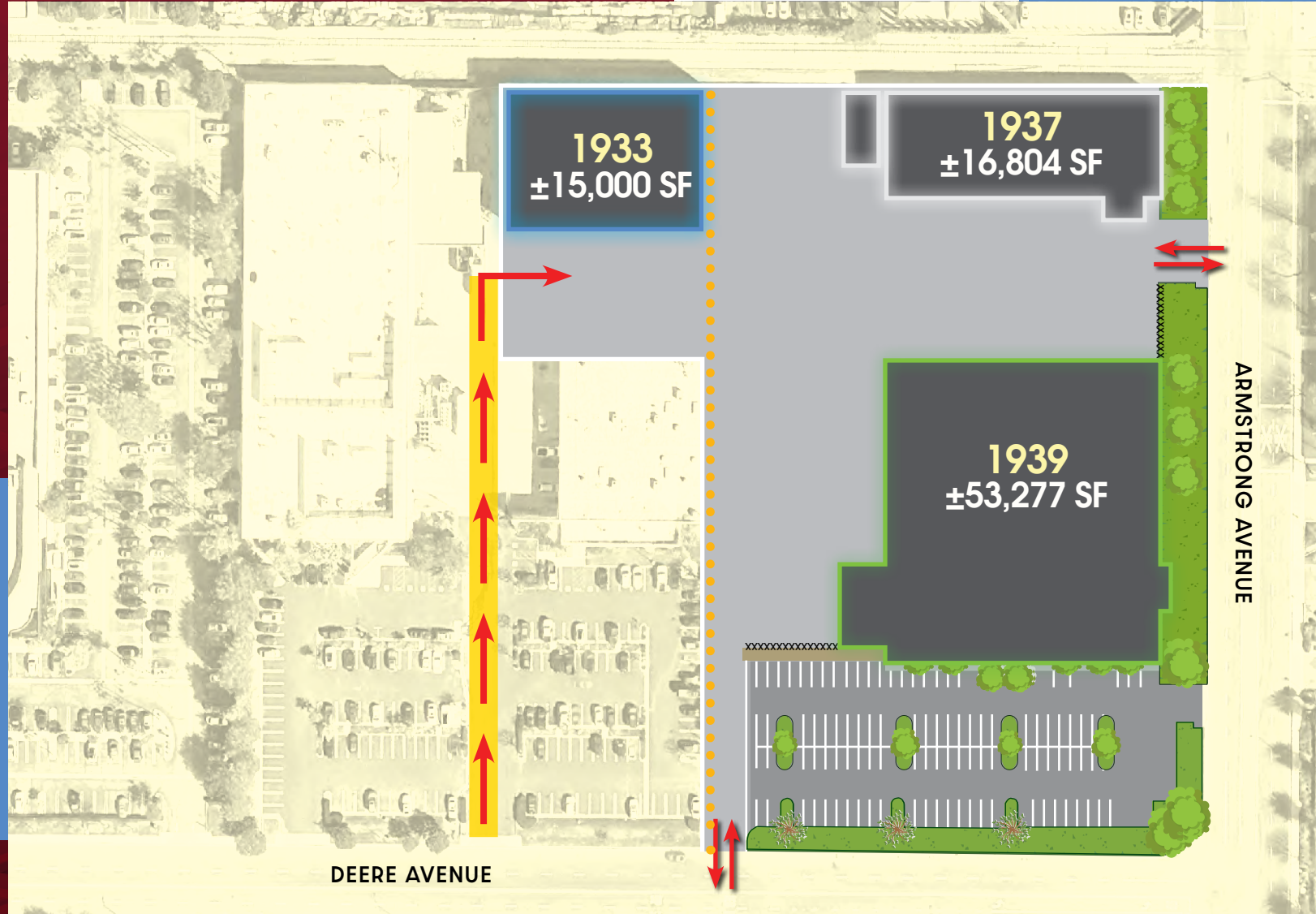
### Second Floor



### Clear-Heights in Warehouse Area



# PROPERTY SITE PLAN ●



# LOCATION MAP ●

