

AVAILABLE - ±84,361 SQ. FT.

3 BUILDING

INDUSTRIAL COMPLEX

1933 DEERE
±15,000 SF

1937 DEERE
±16,034 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.

1933 • 1937 • 1939

DEERE

IRVINE CA





FEATURES

±84,361 SF- 3 BLDG. COMPLEX

BUILDING 1:

- 1939 Deere Ave. - ±53,277 SF
- Two-story office area, verify square footage
- 20'-23' clear (verify)
- 6 GL doors, all oversized
- 1,200-amp power (verify)
- Shared exterior truckwell

BUILDING 2:

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

BUILDING 3:

- 1933 Deere Ave. - ±15,000 SF
- Rear building
- 27'-28' clear (verify)
- 2 oversized GL doors
- 200-amp power (verify)
- ±1,000 SF office area
- Bonus mezzanines area

ALL PROPERTIES:

- Fenced, secured yard areas
- Large concrete apron throughout all three properties
- Ample parking
- 2 major street entrances - Deere Ave. & Armstrong Ave.
- Located in the heart of the Irvine Business Complex
- Close to numerous amenities

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The information contained herein has been obtained from the property owner or other third party and is provided to you without verification as to accuracy. We (Lee & Associates, its brokers, employees, agents, principals, officers, directors and affiliates) make no warranty or representation regarding the information, property, or transaction. You and your attorneys, advisors and consultants should conduct your own investigation of the property and transaction.



**AVAILABLE - ±84,361 SQ. FT.
THREE BUILDING COMPLEX
1933-1937-1939 DEERE AVE, IRVINE**

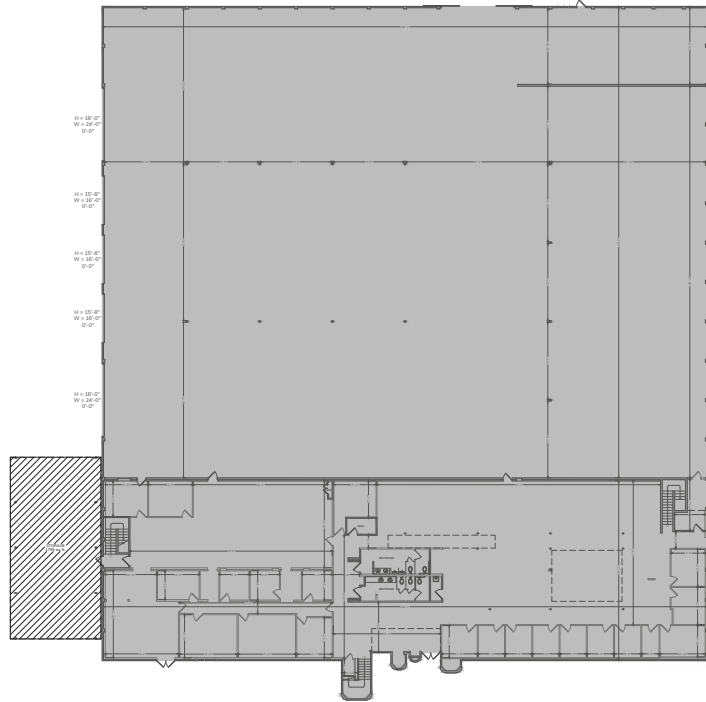
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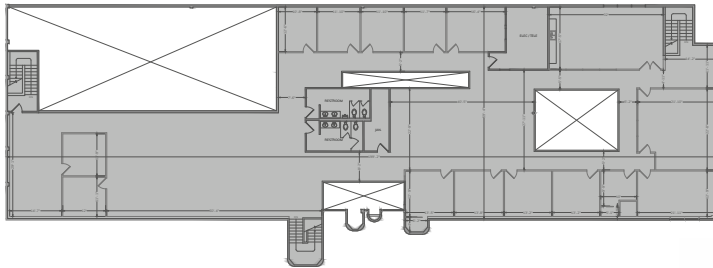


FLOOR PLANS • 1939 DEERE AVE

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



Second Floor

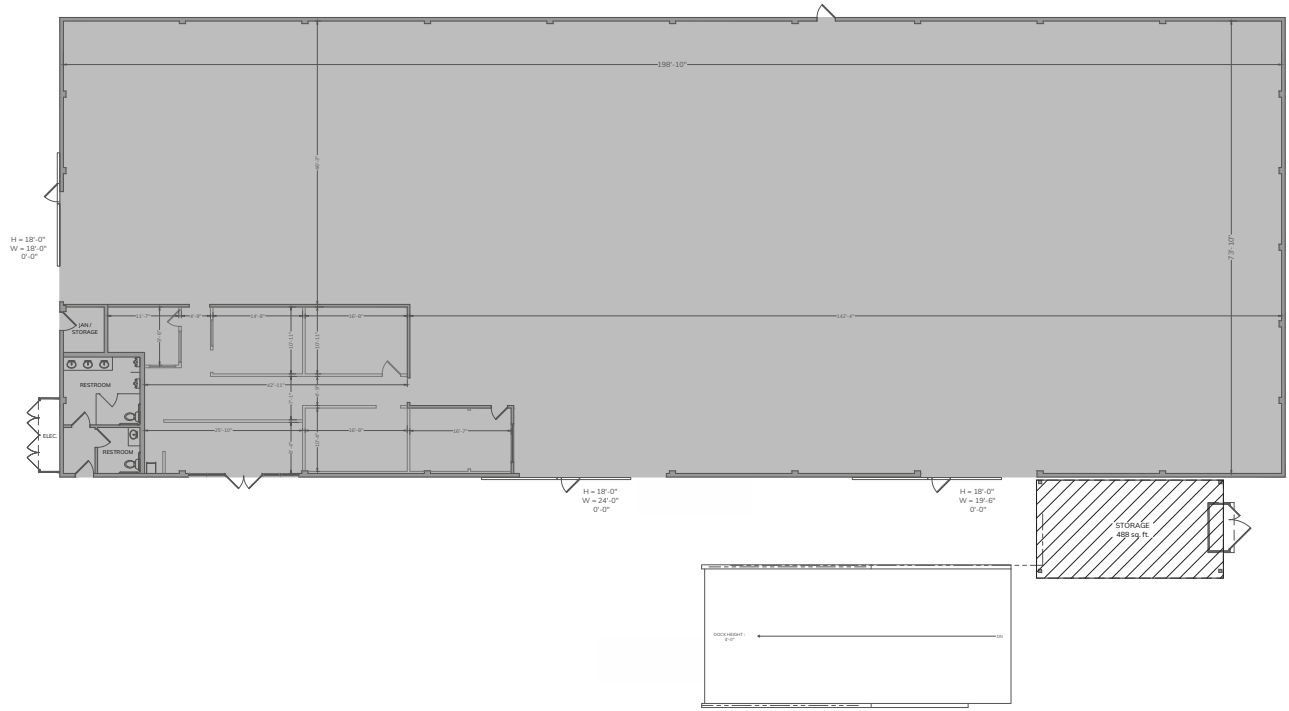


Clear-Heights in Warehouse Area

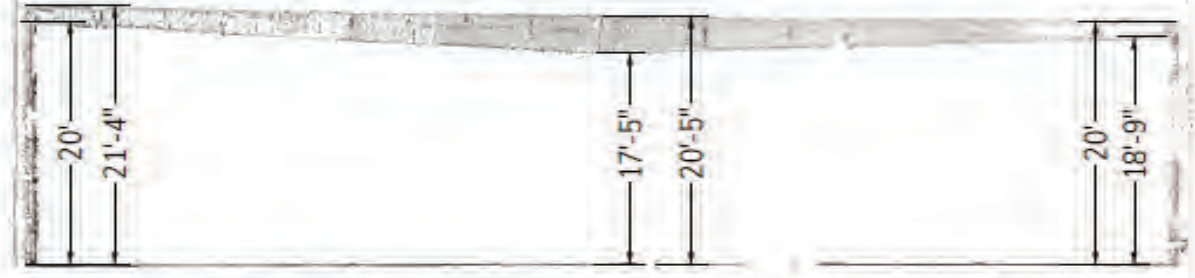


FLOOR PLAN • 1937 DEERE AVE

1937 First Floor



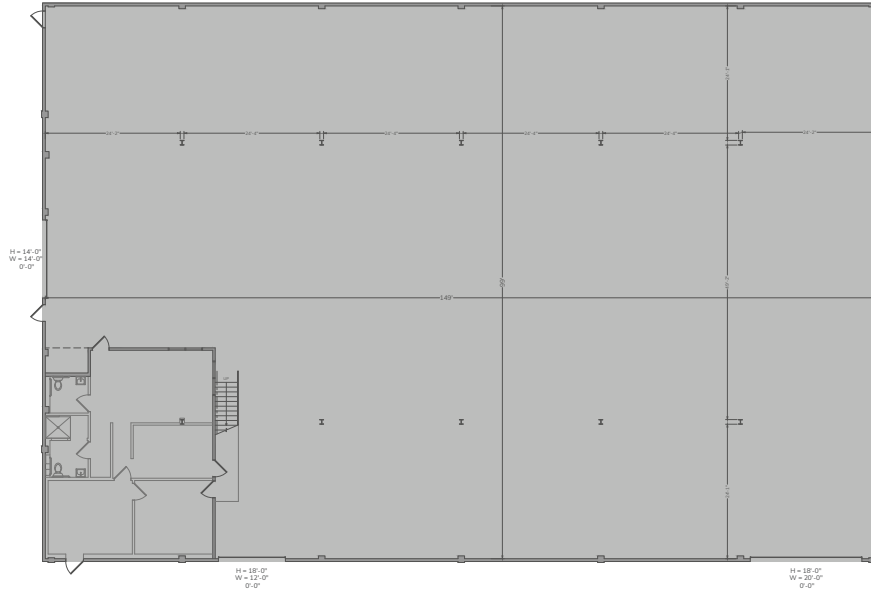
Clear-Heights in Warehouse Area



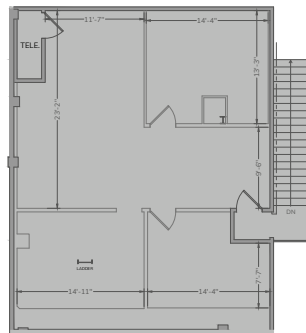
DEERE

FLOOR PLAN • 1933 DEERE AVE

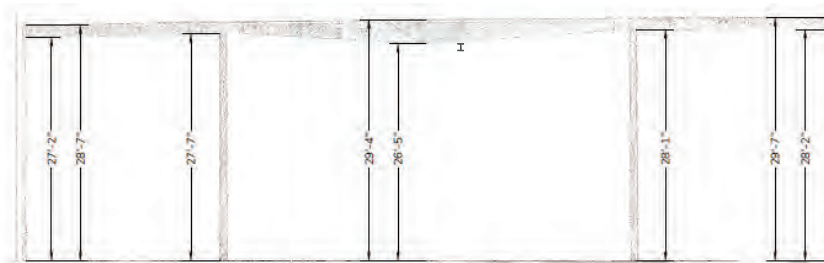
1933 Deere Ave., Irvine - Floorplans – 1st & 2nd Floors - & Clear-Heights in Warehouse Area



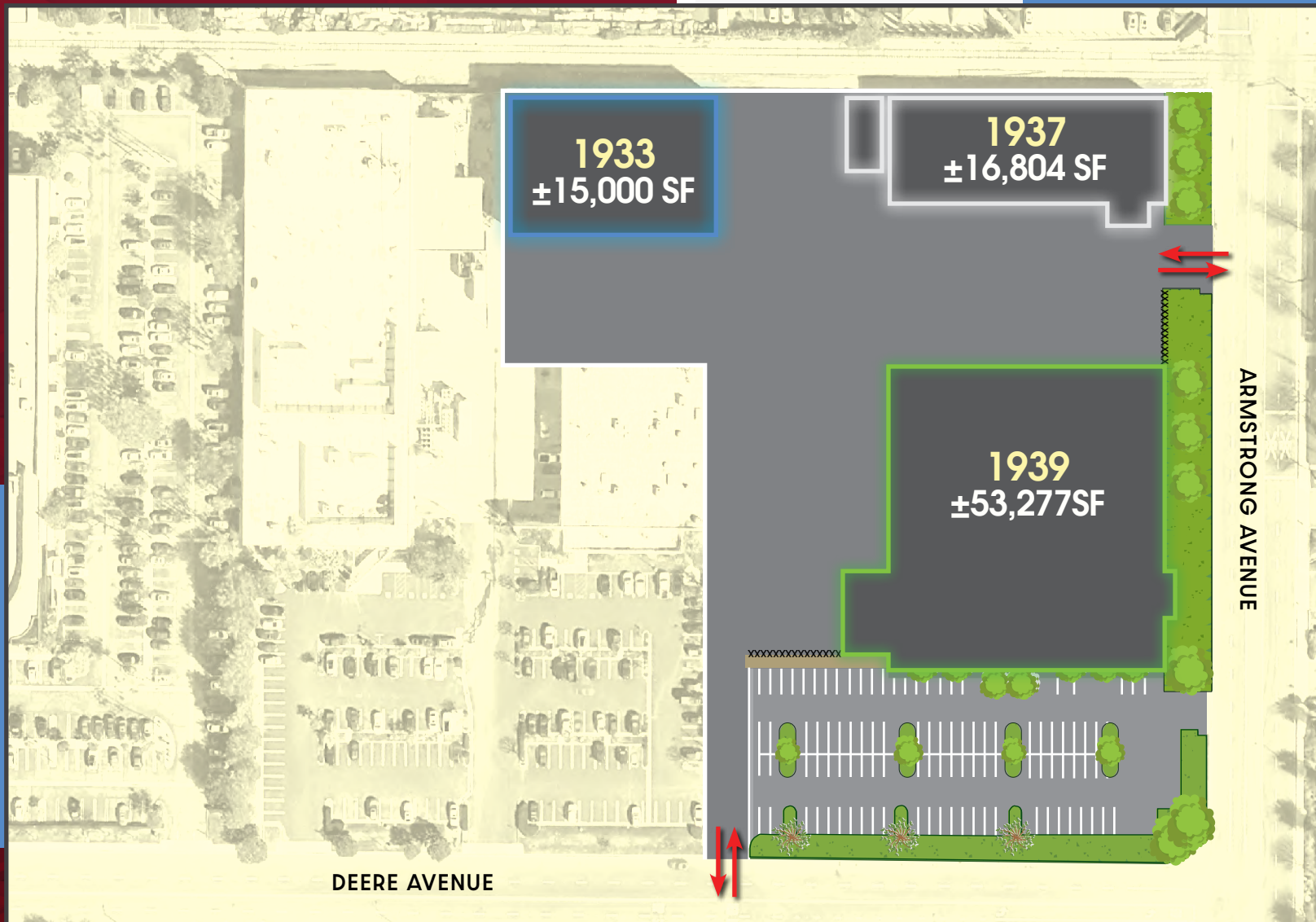
Second Floor



Clear-Heights in Warehouse Area



PROPERTY SITE PLAN ●



DEERE

LOCATION MAP ●

