

No WAIRE Fees!*

2022 Construction | Large concrete & fenced yard

Ideal for last mile e-commerce distribution

Close proximity to I-210, I-605 & I-10 freeways



94,321 SF AVAILABLE FOR LEASE

WAREHOUSE DISTRIBUTION FACILITY | AVAILABLE FOR OCCUPANCY NOW

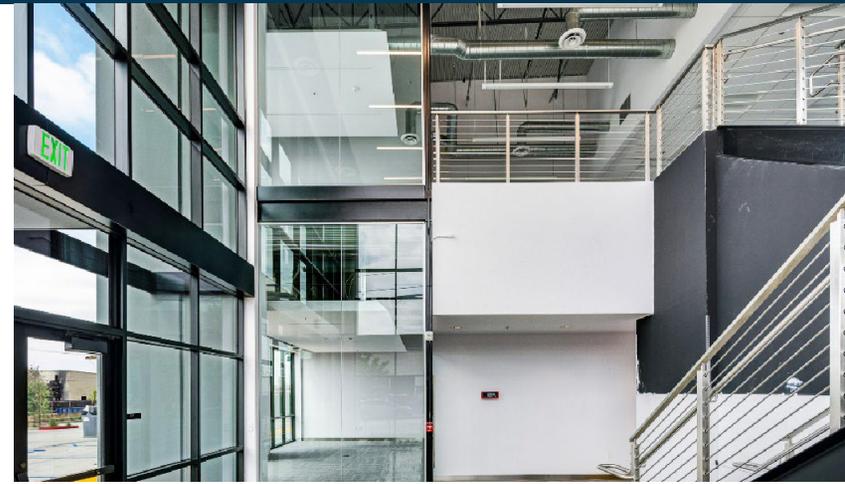
415 S Motor Drive | Azusa, CA 91702





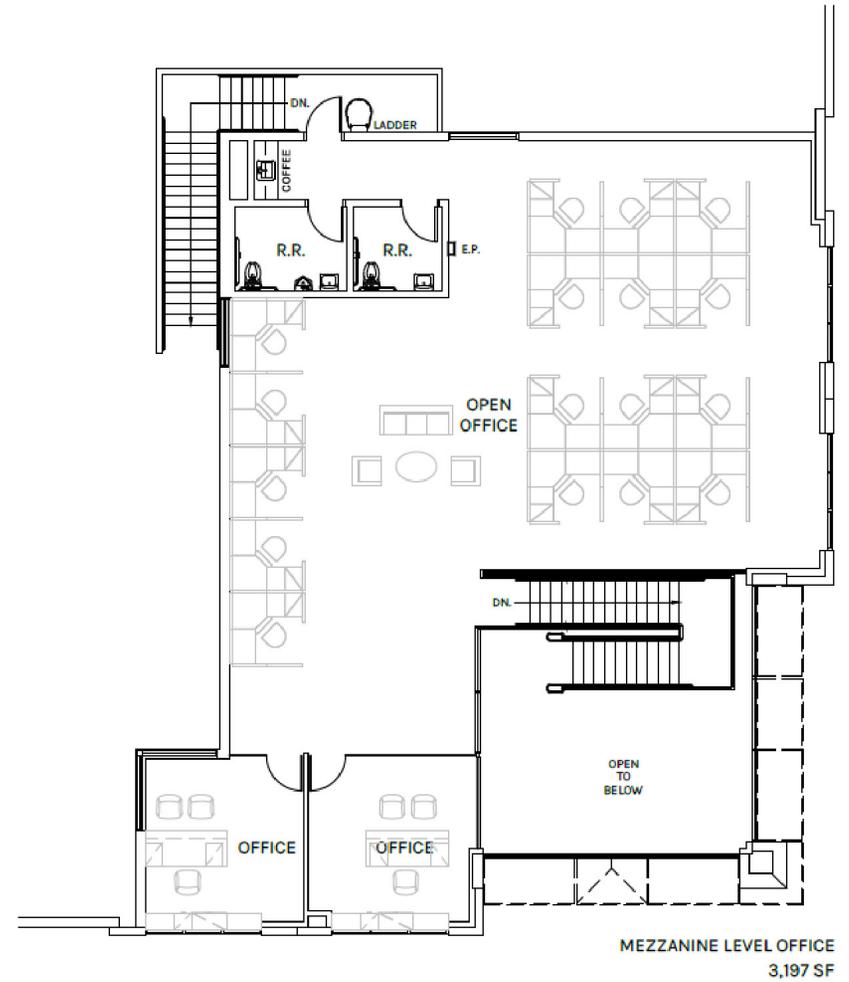
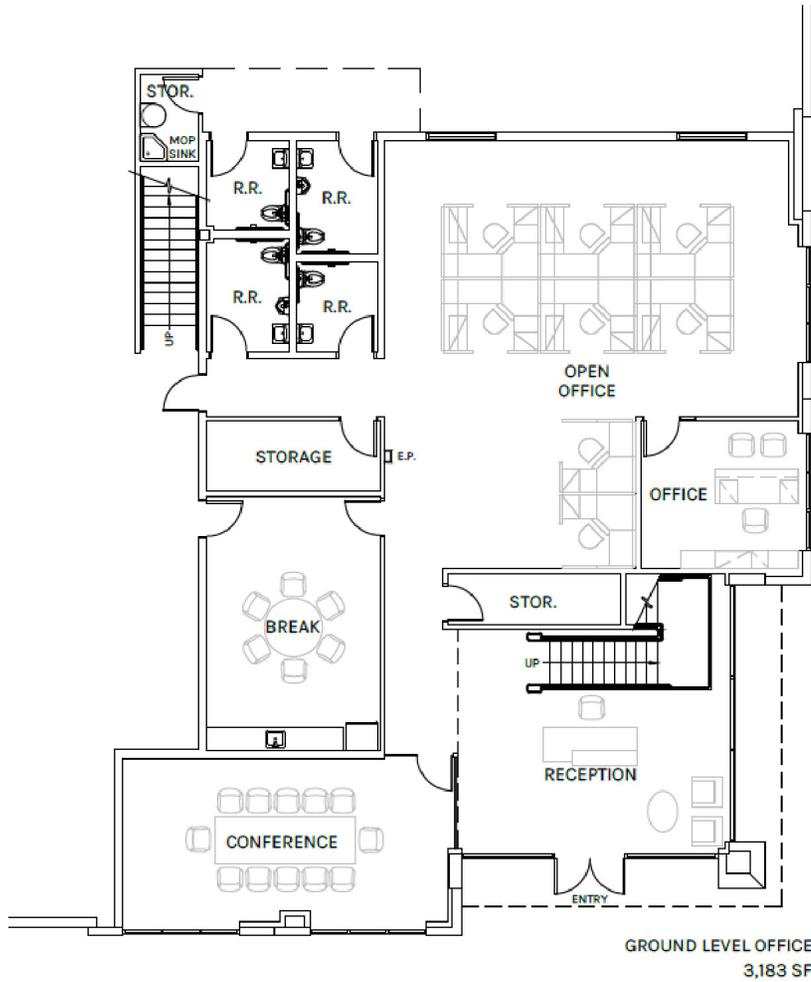
PROPERTY HIGHLIGHTS

- 94,321 SF industrial warehouse
- 6,380 SF class A office space
- 32' clear height
- Sprinklers: ESFR (K-25)
- 15 dock high loading positions (EOD levelers)
- 1 grade level loading position
- Enhanced façade/entry with 8' wrought iron gates
- Skylights & LED lighting
- 1,600 amps (277/480V)
- Large concrete and fenced yard
- Close proximity to 210 / 605 / 10 freeways
- Built in 2022
- Big Ass Fans in warehouse







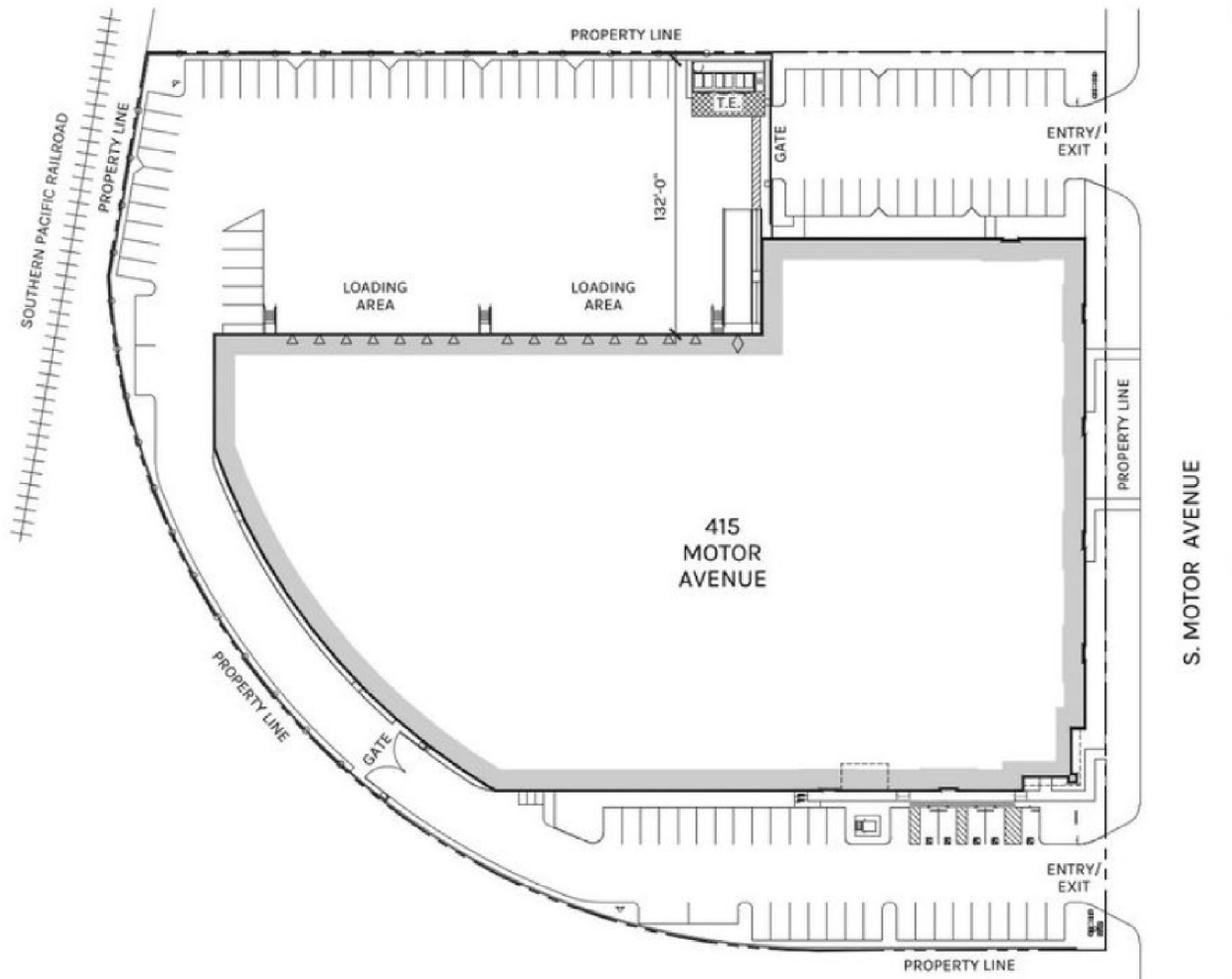


Warehouse
87,941 SF

Office
6,380 SF

Total
94,321 SF

PLAN LAYOUT SUBJECT TO FIELD CONDITIONS AND MAY DIFFER FROM PLAN AS SHOWN. ALL INFORMATION PRESENTED ON THIS DRAWING IS PRESUMED TO BE ACCURATE, HOWEVER TENANT SHOULD VERIFY PERTINENT INFORMATION PRIOR TO COMMITTING TO A LEASE. ANY FURNITURE OR APPLIANCES SHOWN ON PLAN ARE FOR CONCEPT ONLY AND WILL BE TENANT PROVIDED.



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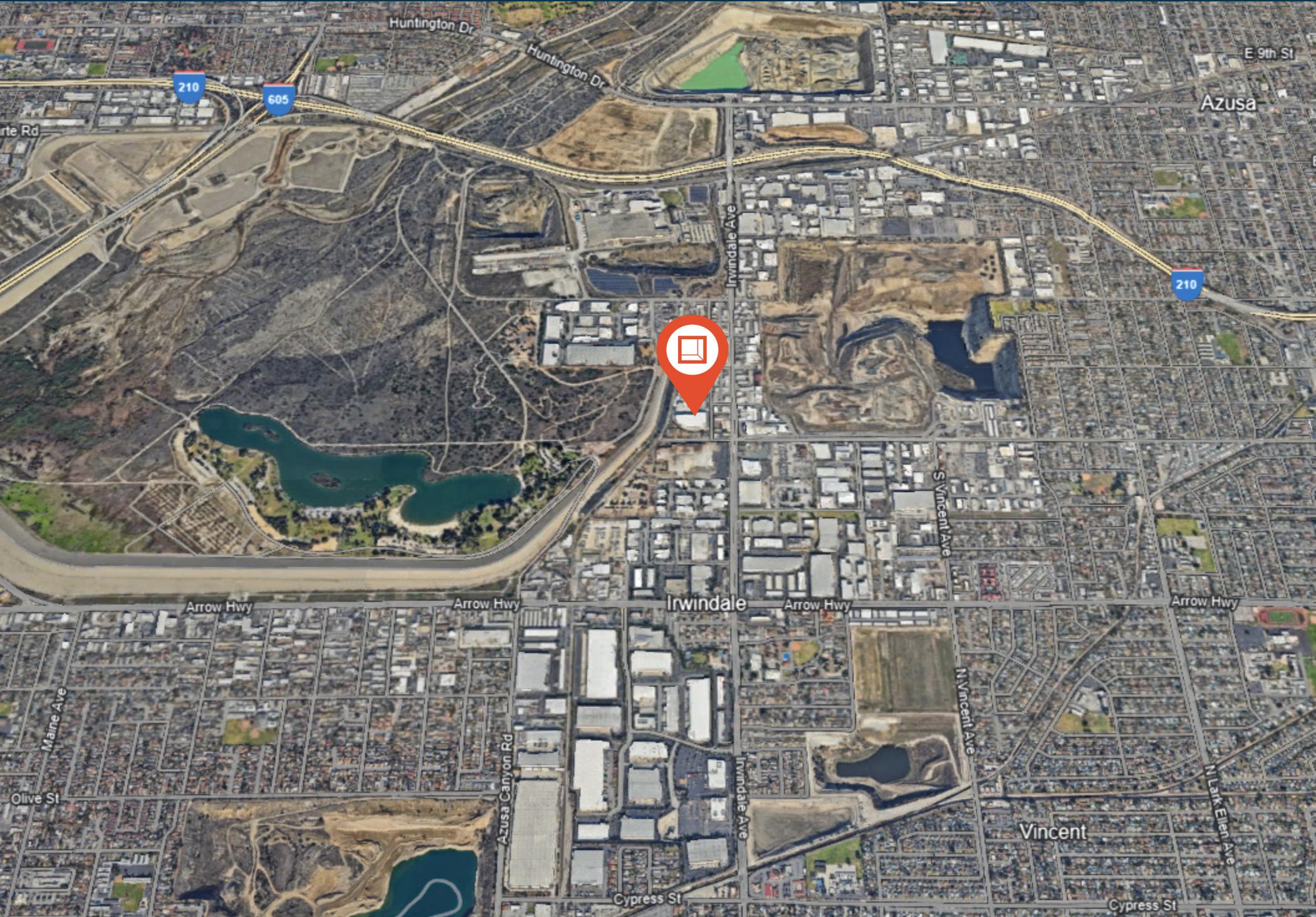
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Property Location

415 S. Motor Avenue





**Rexford
Industrial**

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**CUSHMAN &
WAKEFIELD**

* "No WAIRE fees" is based on the AQMD's current regulations.
For more information, visit www.aqmd.gov