

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

WAREHOUSE DISTRIBUTION FACILITY | AVAILABLE FOR OCCUPANCY NOW

415 S Motor Drive | Azusa, CA 91702



Rexford
Industrial



CUSHMAN &
WAKEFIELD



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

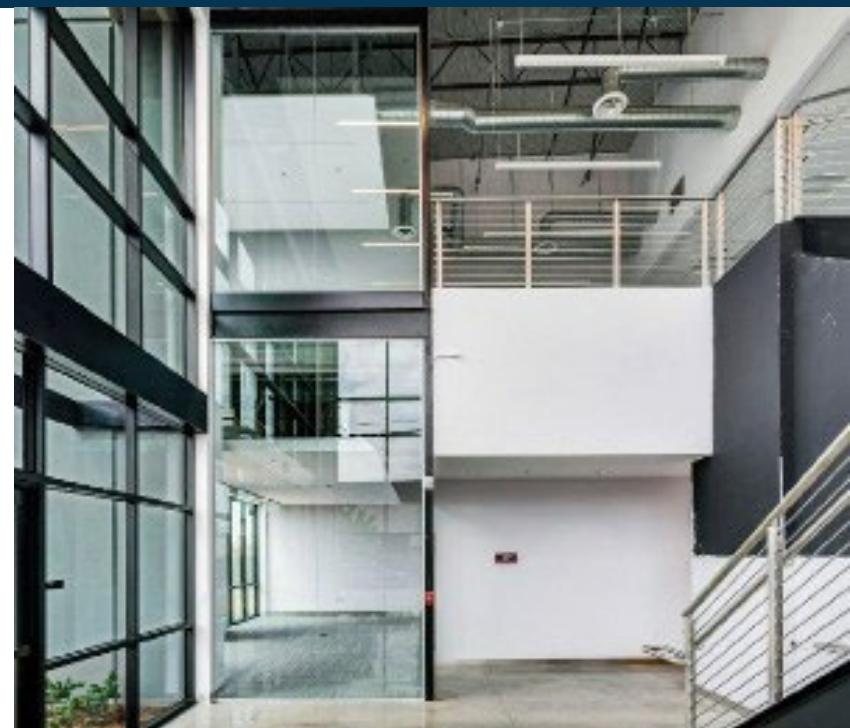
Office

415 S. Motor Avenue



Office

415 S. Motor Avenue



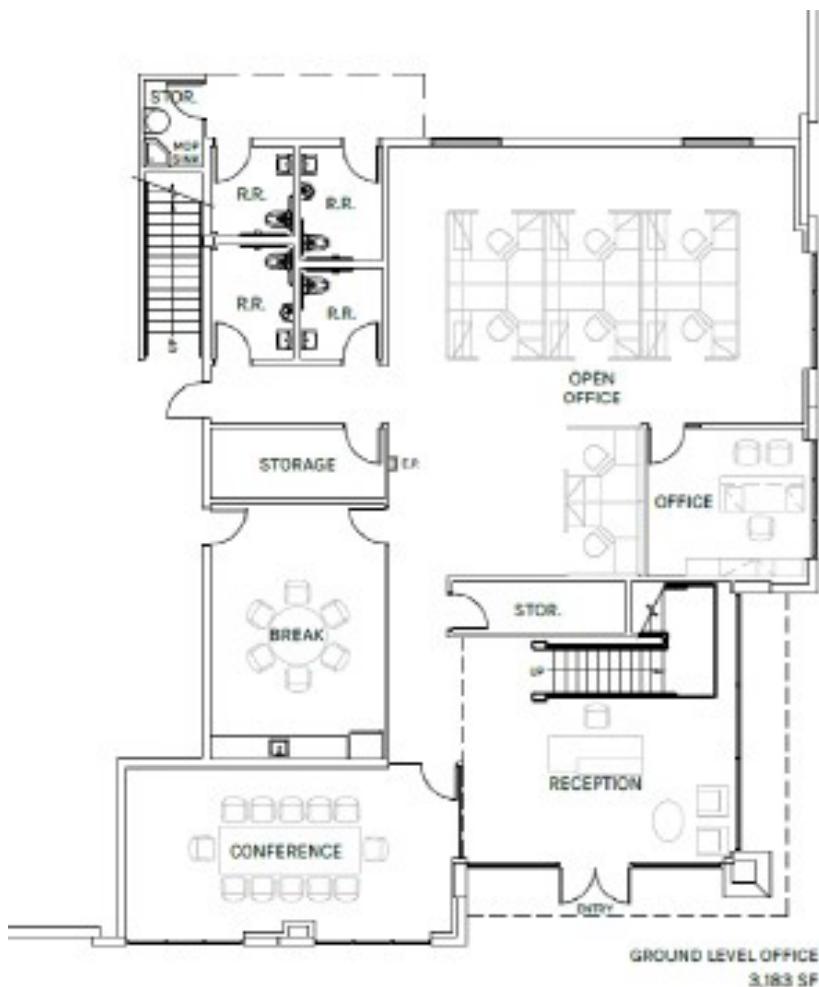
Warehouse

415 S. Motor Avenue



Office Floor Plan

415 S. Motor Avenue



Warehouse
87,941 SF

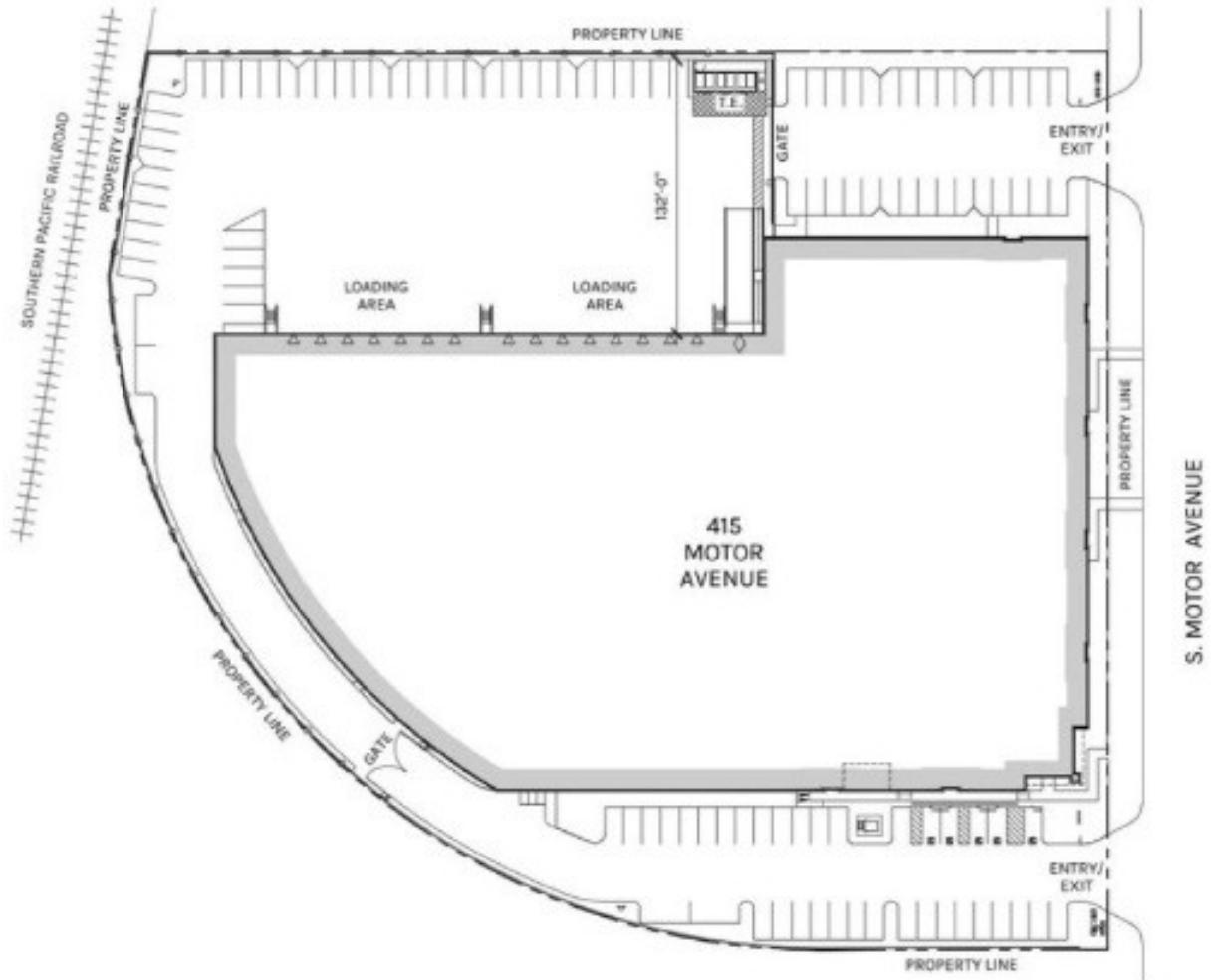
Office
6,380 SF

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
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PROVIDED.

Site Plan

415 S. Motor Avenue



Warehouse
87,941 SF

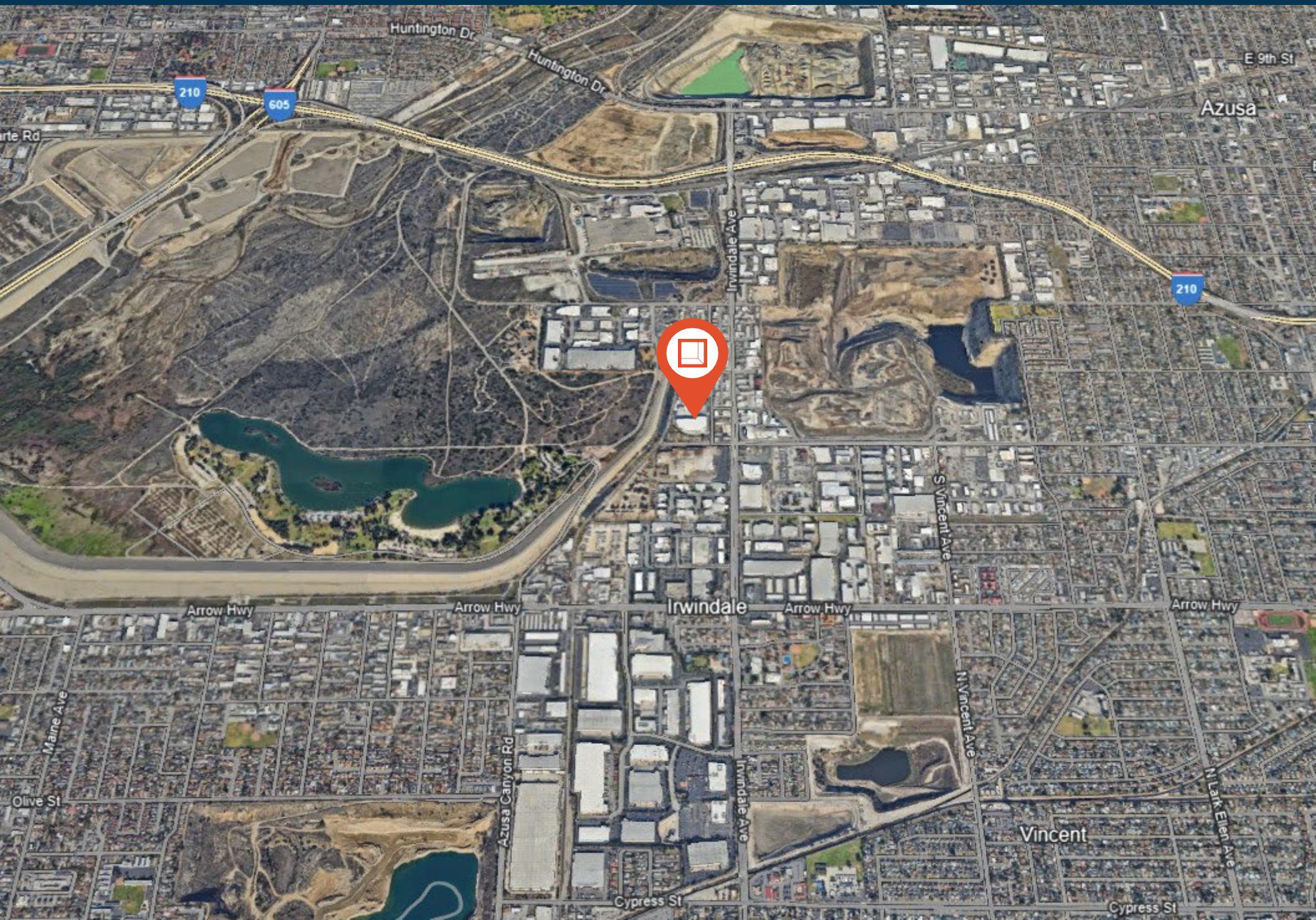
Office
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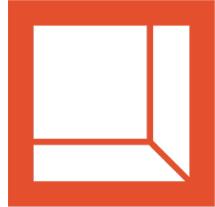
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Property Location

415 S. Motor Avenue





**Rexford
Industrial**

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