

WATSON

INDUSTRIAL CENTER

28,500 SF

Available For Lease



Legacy BuildingSM 188

707 E. Sepulveda Blvd., Carson, CA 90745

VALUE ADVANTAGE

Expandable Loading

Potential merchandise processing fee savings with Foreign Trade Zone 202 activation

Master Planned Center

Close to Ports of Los Angeles, Long Beach and Los Angeles International Airport

Convenient access to the San Diego (405), Harbor (110), Long Beach (710), Artesia (91) and Terminal Island (103) Freeways.

Near Intermodal Container Transfer Facility

SPECIFICATIONS

BUILDING SIZE: 28,500 SF

OFFICE SIZE: 3,658 SF

LAND SIZE: 62,290 SF

POWER: 800 amps, 277/480 volts, 3 phase, 4 wire

WAREHOUSE LIGHTING: Metal Halide

SPRINKLER SYSTEM: .60 GPM/3,000 SF

PARKING SPACES: 26

YEAR BUILT: 1999

MINIMUM CLEARANCE: 26'

DOCK HIGH TRUCK POSITIONS: 5 - 9' x 10' (Expandable)

GROUND LEVEL RAMPS: 2 - 12' X 14'

BAY SPACING: 40' X 52' Typical
61' x 52' at Truck Loading Bay



WATSON

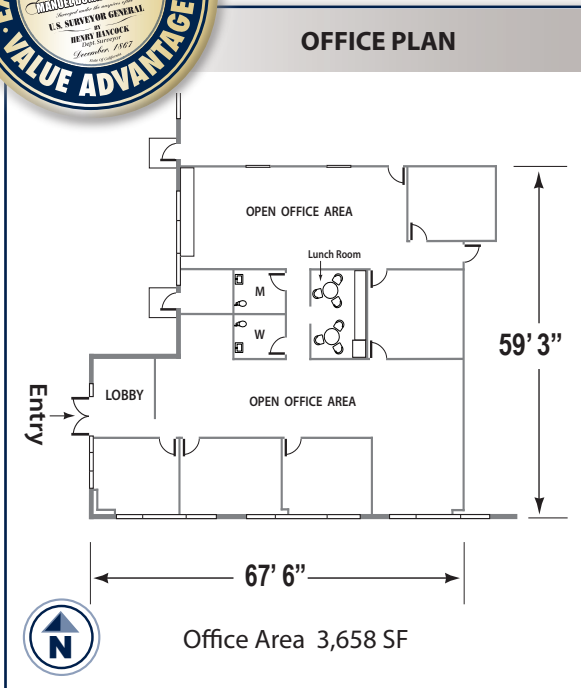
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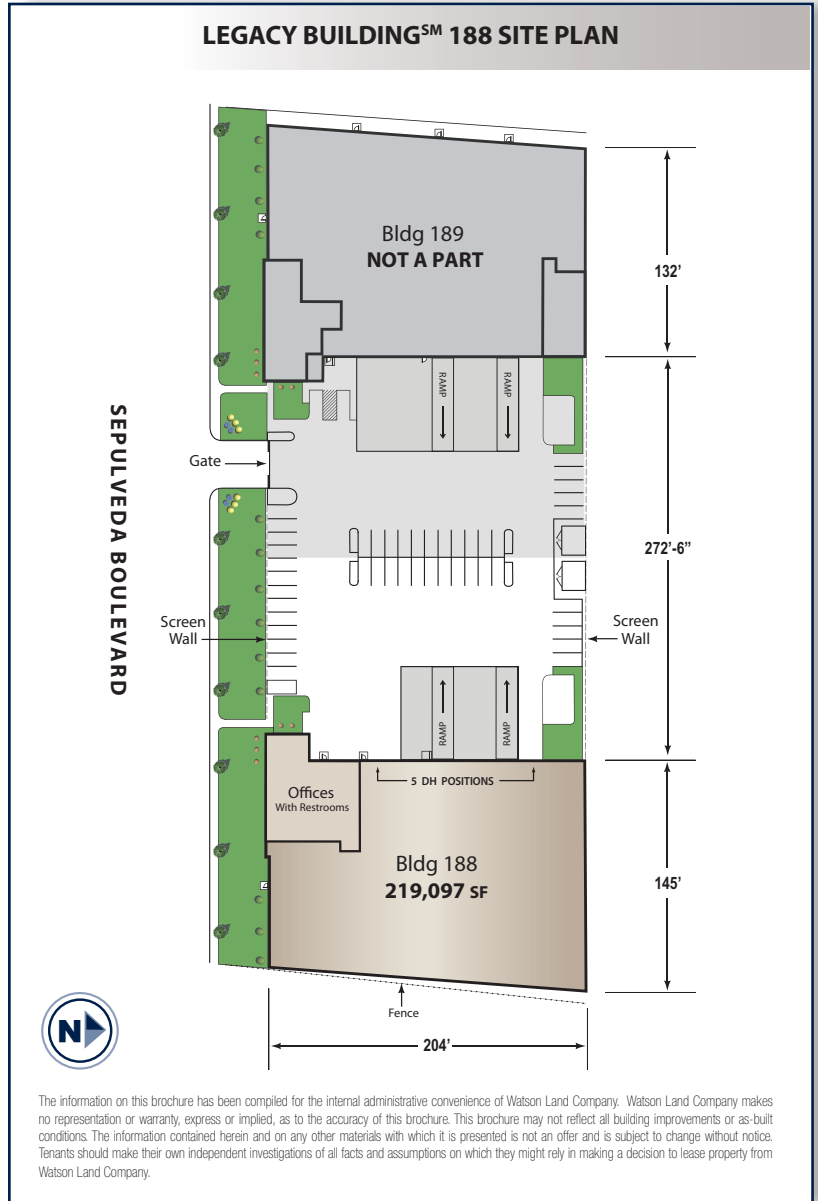
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OFFICE PLAN



LEGACY BUILDINGSM 188 SITE PLAN



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