

WATSON

INDUSTRIAL CENTER

129,625 SF

Available For Lease



Watson Building 106

1050 East 223rd Street, Carson, CA 90745

VALUE ADVANTAGE

Rail access possible with two 10' x 10' doors

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: 129,625 SF

OFFICE SIZE: 5,375 SF (3,972 first floor plus 1,403 SF shipping office)

LAND SIZE: 247,156 SF

POWER: 1200 amps, 277/480 volts, 3 phase, 4 wire

WAREHOUSE LIGHTING: T8 fluorescent

SPRINKLER SYSTEM: .40 GPM/3,000 SF

PARKING SPACES: Up to 200 possible

YEAR BUILT: 1970 and 1972

MINIMUM CLEARANCE: 22'

DOCK HIGH TRUCK POSITIONS: 18 (9 - 18' X 10') expandable

GROUND LEVEL RAMP: 1 - 10' x 14'

BAY SPACING: 72' x 40' Typical



WATSON

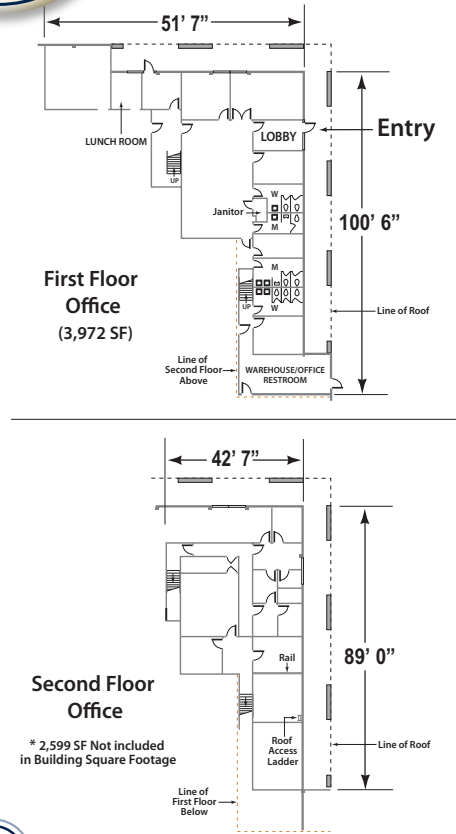
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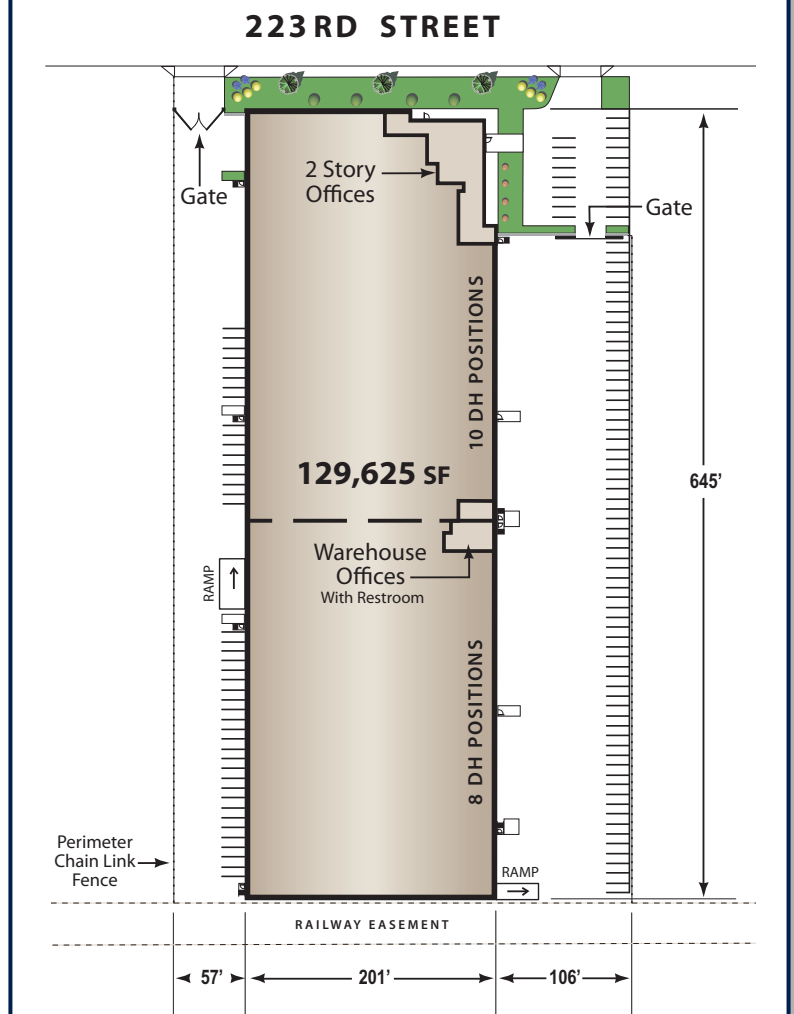


106 OFFICE PLAN



2 Story Office Area

WATSON BUILDING 106 SITE PLAN



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