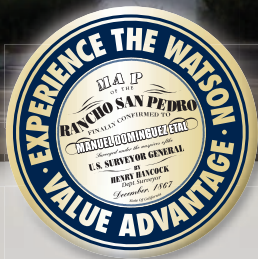


WATSON

INDUSTRIAL CENTER

23,867 SF

Available For Lease



Watson Building 193.2

859 E. Sepulveda Blvd., Carson, CA 90745

VALUE ADVANTAGE

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: 23,867 SF

OFFICE SIZE: 3,997 SF

LAND SIZE: Part of Larger

POWER: 400 amps, 277/480 volts, 3 phase, 4 wire

WAREHOUSE LIGHTING: T5

SPRINKLER SYSTEM: .30 GPM/3,000 SF

PARKING SPACES: 43

YEAR BUILT: 1981

MINIMUM CLEARANCE: 21'

TURNING RADIUS: 121' shared

TRUCK POSITIONS: 2 12' x 10'

GROUND LEVEL RAMP: 1 - 14' X 14'

BAY SPACING: 24' x 54'

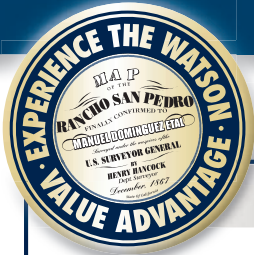


WATSON

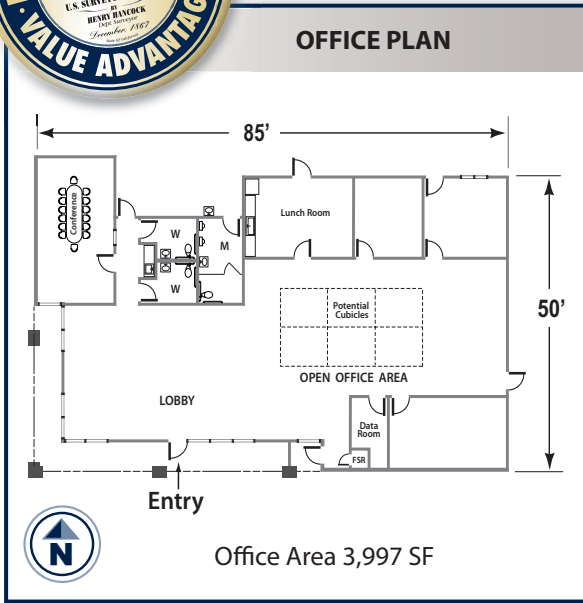
INDUSTRIAL CENTER

23,867 SF

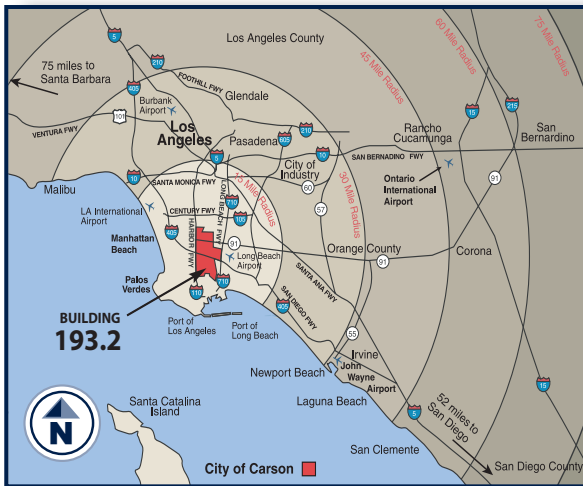
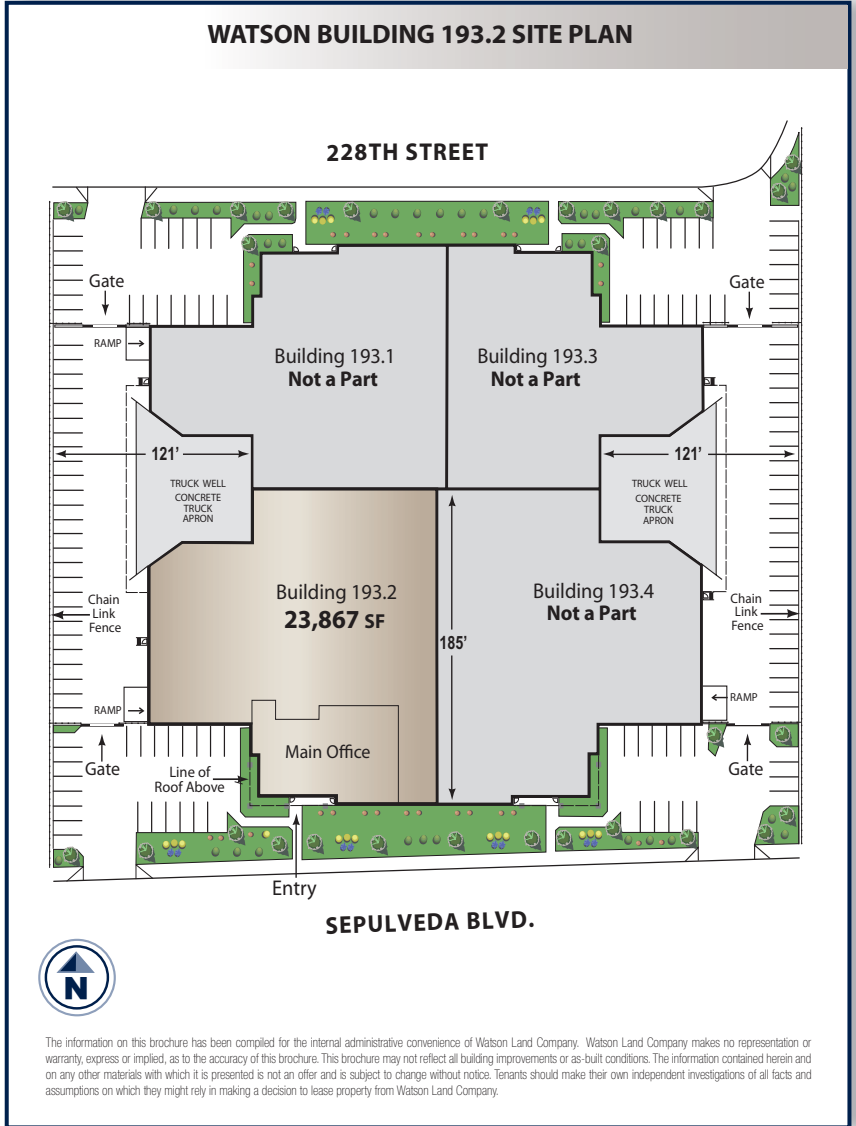
Available For Lease



OFFICE PLAN



WATSON BUILDING 193.2 SITE PLAN



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