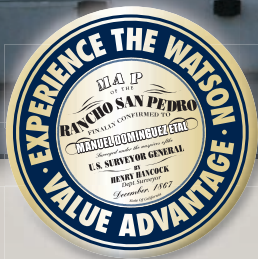


# WATSON

INDUSTRIAL CENTER

## 28,500 SF

Available For Lease



### 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

Legacy Building<sup>SM</sup> 188

707 E. Sepulveda Blvd., Carson, CA 90745

### 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:** T5

**SPRINKLER SYSTEM:** .60 GPM/3,000 SF

**PARKING SPACES:** 26

**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

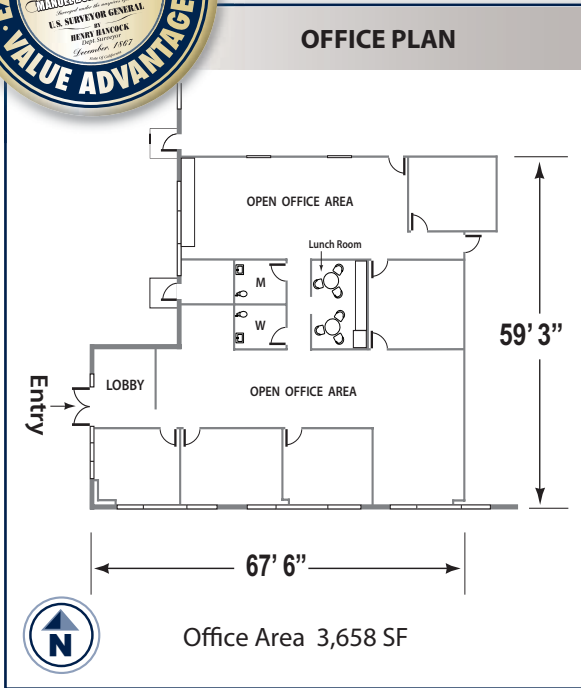
INDUSTRIAL CENTER

# 28,500 SF

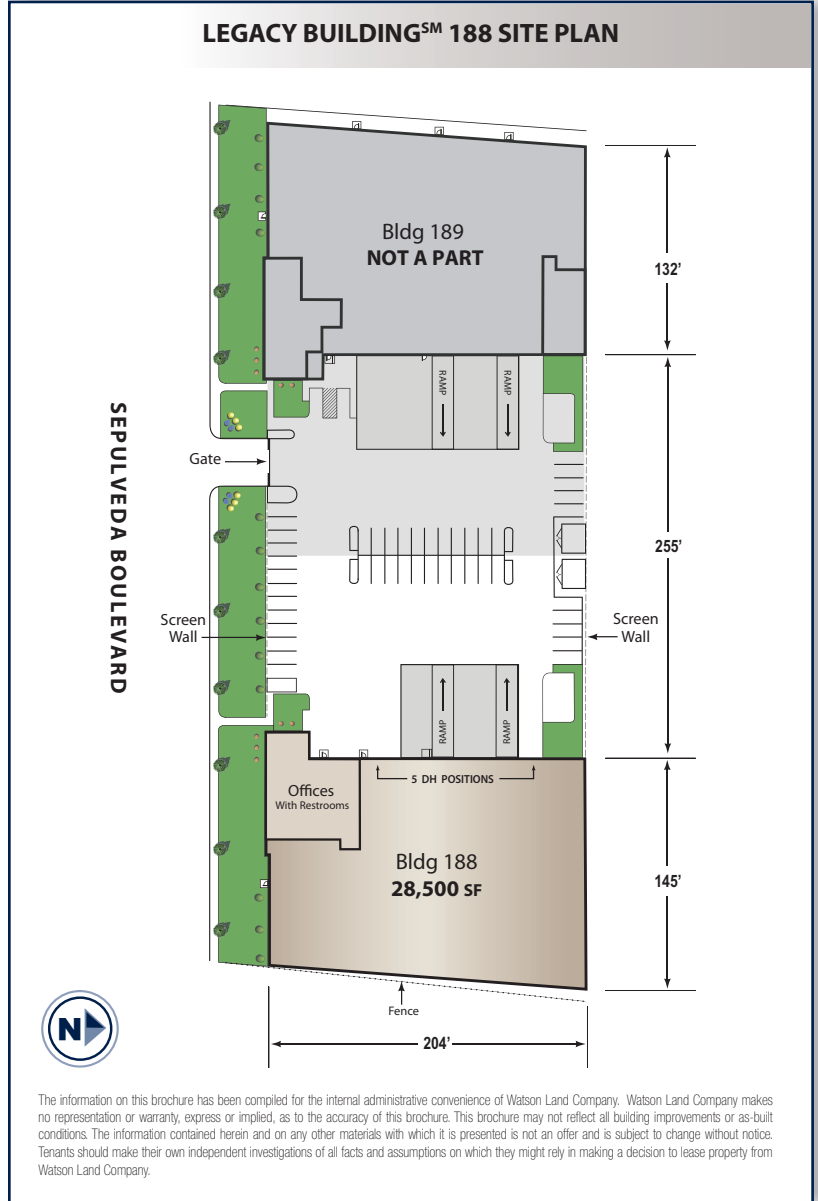
Available For Lease



## OFFICE PLAN



## LEGACY BUILDING<sup>SM</sup> 188 SITE PLAN



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