

DOMINGUEZ

TECHNOLOGY CENTER

290,034 SF

Available For Lease



Legacy BuildingSM 716

18120 Bishop Avenue, Carson, CA

VALUE ADVANTAGE

- Lower energy costs
- 25% more cubic storage than a 24' clear building
- Full concrete truck yard
- 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) Frwys.
- Near Intermodal Container Transfer Facility

SPECIFICATIONS

BUILDING SIZE: 290,034 SF

OFFICE SIZE: Main Office 5,694 SF
(Mezzanine 5,149 SF)

LAND SIZE: 707,689 SF

POWER: 1,200 amps, Expandable to 3,000 amps, 277/480 volts, 3 phase, 4 wire

WAREHOUSE LIGHTING: T-5

SPRINKLER SYSTEM: ESFR

PARKING SPACES: 294

SKYLIGHTS: 3%

MINIMUM CLEARANCE: 32'

TURNING RADIUS: 185'

DOCK HIGH TRUCK POSITIONS: 65 - 9' x 10'
a) Twenty Two (22) 25,000 lb pit mounted load levelers
b) Nine (9) 35,000 lb pit mounted load levelers
c) Thirty Four (34) edge of dock levelers

GROUND LEVEL RAMP: 1 - 12' X 14'

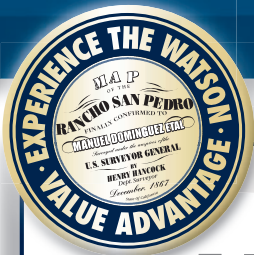
BAY SPACING: 60' x 52' (Typical)
60' first bay from loading doors



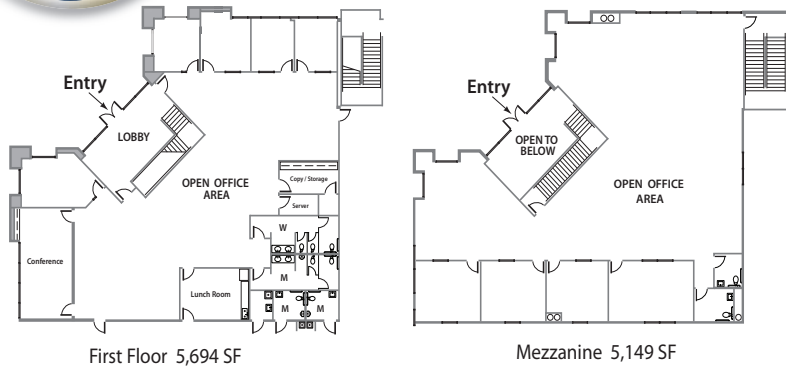
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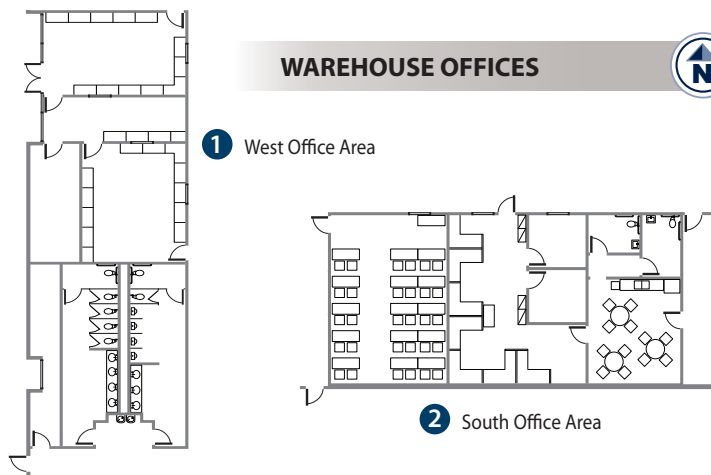
MAIN OFFICE : 10,843 SF



First Floor 5,694 SF

Mezzanine 5,149 SF

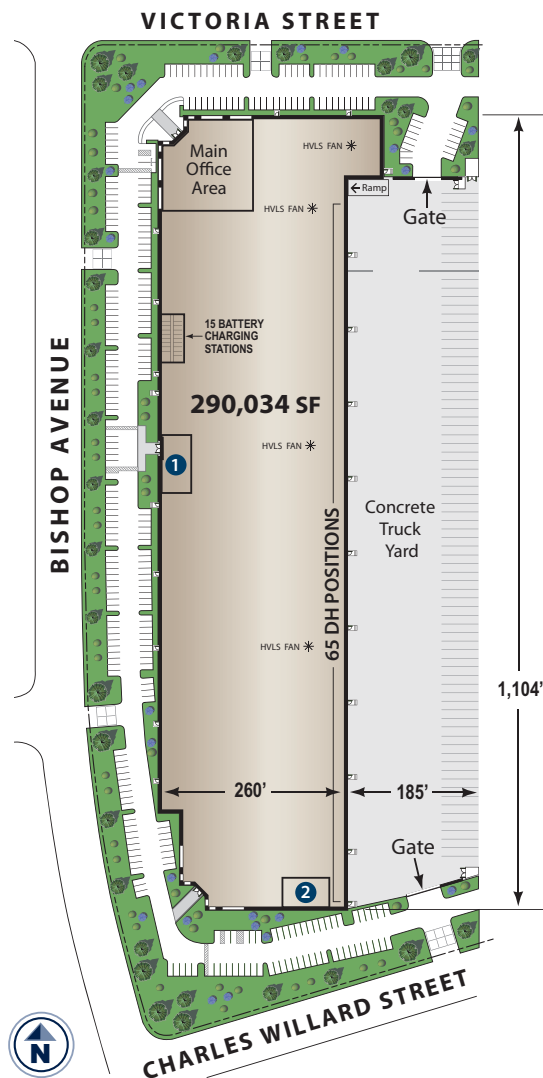
WAREHOUSE OFFICES



1 West Office Area

2 South Office Area

LEGACY BUILDINGSM 716 SITE PLAN



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