

WATSON

INDUSTRIAL CENTER

28,225 SF

Available For Lease

Overweight Corridor



Watson Building 193.3

865 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: 28,225 SF

OFFICE SIZE: 3,200 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

MINIMUM CLEARANCE: 21'8"

TURNING RADIUS: 121' shared

TRUCK POSITIONS: 2 12' x 10'

GROUND LEVEL RAMP: 1 - 14' x 14'

BAY SPACING: 24' x 54'



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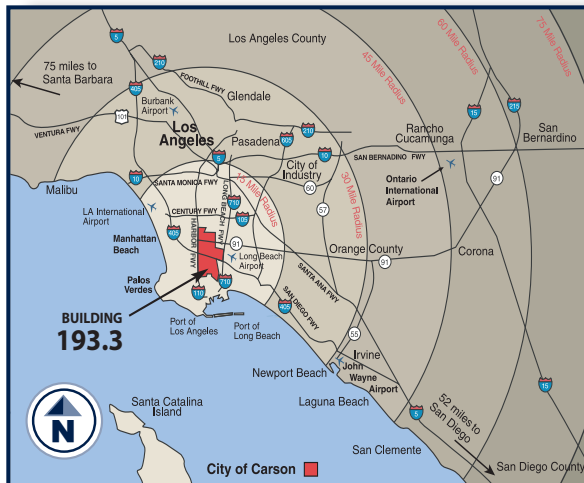
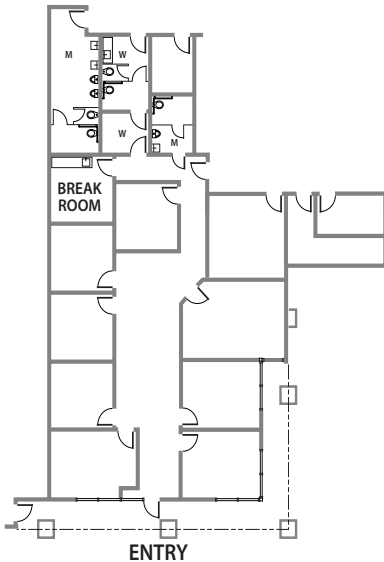
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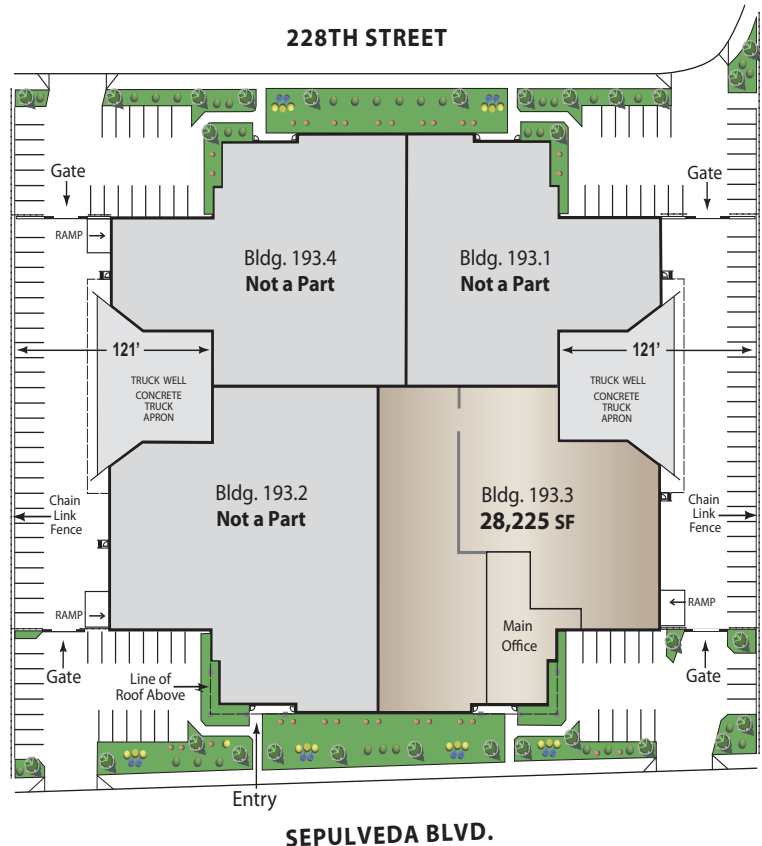
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OFFICE PLAN 3,200 SF



WATSON BUILDING 193.3 SITE PLAN



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