

WATSON

INDUSTRIAL CENTER

97,627 SF

Available For Lease

Overweight Corridor



Buildings 102

22411 Bonita Street, Carson, CA

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: 97,627 SF

OFFICE SIZE: 2,630 SF

LAND SIZE: 176,135 SF

POWER: 2,500 amps, 277/480 volts, 3 phase, 4 wire

WAREHOUSE LIGHTING: T8

SPRINKLER SYSTEM: .40 GPM/4,000 SF

PARKING SPACES: 169

MINIMUM CLEARANCE: 20' 5"

DOCK HIGH TRUCK POSITIONS: 13

GROUND LEVEL RAMPS: 1

TRUCK TURNING RADIUS: 130'

TRAILER PARKING SPACES:

BAY SPACING: 48' x 64'



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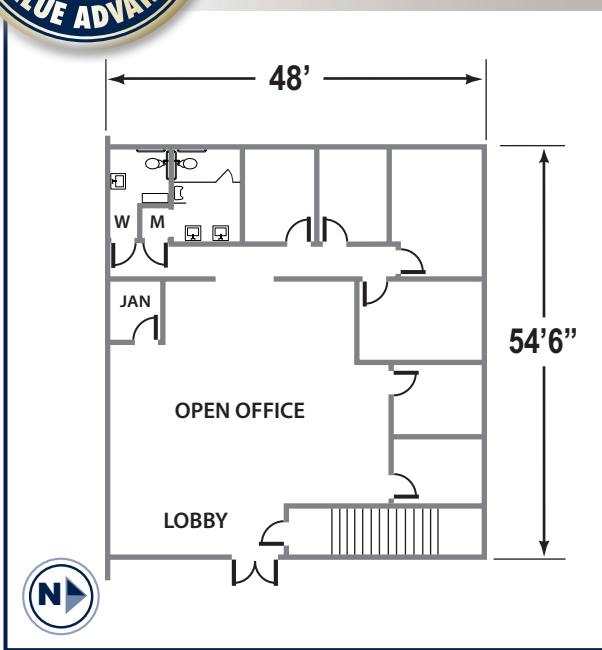
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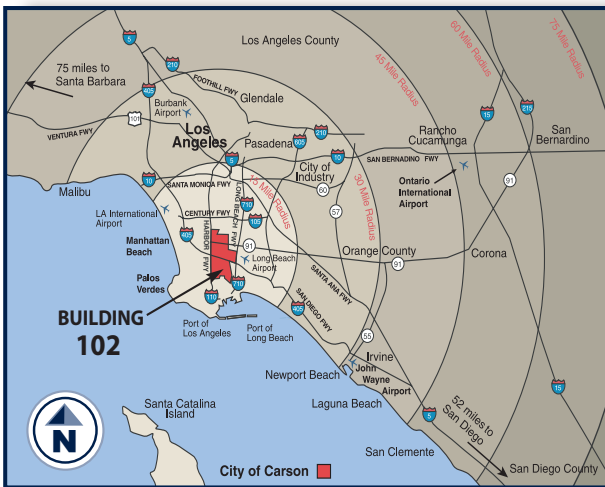
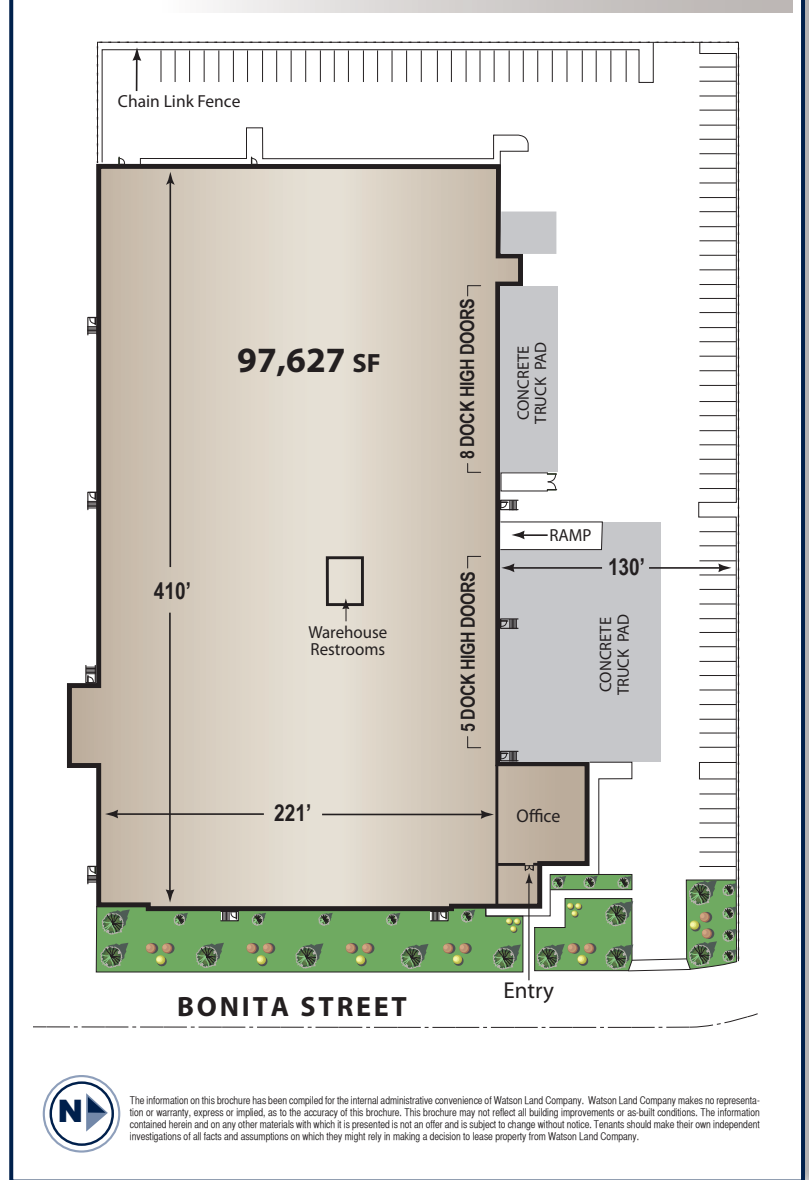
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OFFICE PLANS 2,630 SF



BUILDING 102 SITE PLAN



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