

WATSON

INDUSTRIAL CENTER

216,407 SF

Available For Lease



Build Green. Everyone Profits.

LEED- Leadership in Energy & Environmental Design

Legacy BuildingSM 106 has been constructed as an LEED[®] certified building. LEED[®] developments are voluntary and are designed to be environmentally responsible, high performing, sustainable and healthy places to work.

Legacy BuildingSM **106** | 1000 E. 223rd Street, Carson, California

SPECIFICATIONS

BUILDING SIZE: 216,407 SF

OFFICE SIZE: 5,000 SF

LAND SIZE: 483,536 SF

DOCK HIGH TRUCK POSITIONS: 64 - 9' x 10'
Ground Level Ramp: 2 - 12' x 14'

TRUCK TURNING RADIUS: 185' and 134'-9"

MINIMUM CLEARANCE: 32'

SPRINKLER SYSTEM: ESFR

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

PARKING SPACES: 160

LEGACY FEATURES

Cross Dock Loading

42 trailer storage spaces

100% concrete truck courts

3% skylights

Architectural two-story glass entries

7" thick reinforced, 4,000 psi
concrete floor slabs

Abundant clerestory glass

Foreign Trade Zone 202



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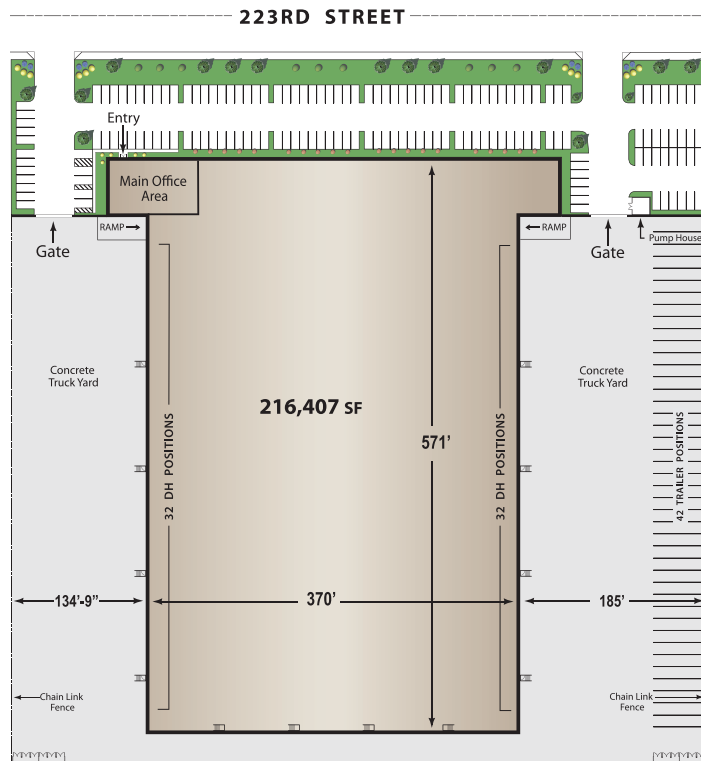
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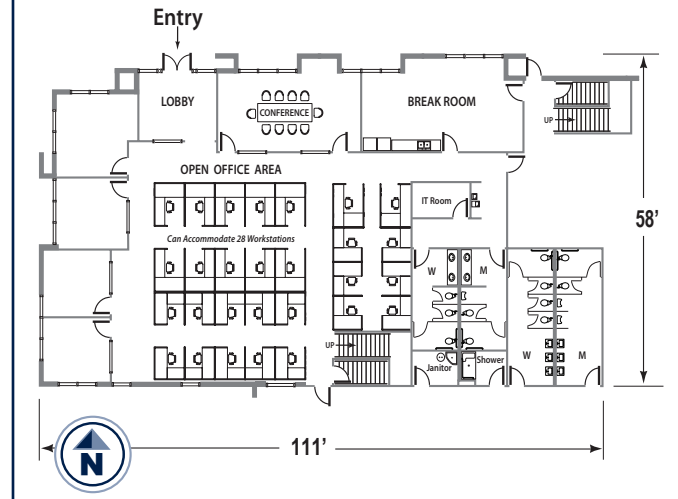
LEGACY BUILDINGSM 106 SITE PLAN

LEED[®] Certified



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106 OFFICE PLAN 5,000 SF



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