

# WATSON

INDUSTRIAL CENTER

## 221,050 SF

Available For Lease

Overweight Corridor

**36' Clear Height for Optimum Efficiency** *Gain up to 25% more cubic capacity*



Build Green. Everyone Profits.

### LEED- Leadership in Energy & Environmental Design

Legacy Building<sup>SM</sup> 156 is being constructed as a LEED<sup>®</sup> certified building. LEED<sup>®</sup> developments are voluntary and are designed to be environmentally responsible, high performing, sustainable and healthy places to work.

Legacy Building<sup>SM</sup> **156**

901 E. 233rd Street, Carson, CA 90745

### SPECIFICATIONS

**BUILDING SIZE:** 221,050 SF

**OFFICE SIZE:** 5,105 SF

**LAND SIZE:** 495,097 SF / 11.37 AC

**DOCK HIGH TRUCK POSITIONS:** 51

**GROUND LEVEL RAMP:** 1

**TRUCK TURNING RADIUS:** 185'

**MINIMUM CLEARANCE:** 36'

**SPRINKLER SYSTEM:** ESFR

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

**PARKING SPACES:** 163

### LEGACY FEATURES

36' clear height lowers occupancy costs per square foot with 12 to 25% more pallet capacity available

Laser leveled 8" thick, 4,000 psi concrete floors eliminate rack and lift truck sway

Less travel for lift truck or inventory control

64 trailer storage spaces

100% concrete truck courts

Architectural two-story glass entries, with 3% warehouse skylights

Foreign Trade Zone 202



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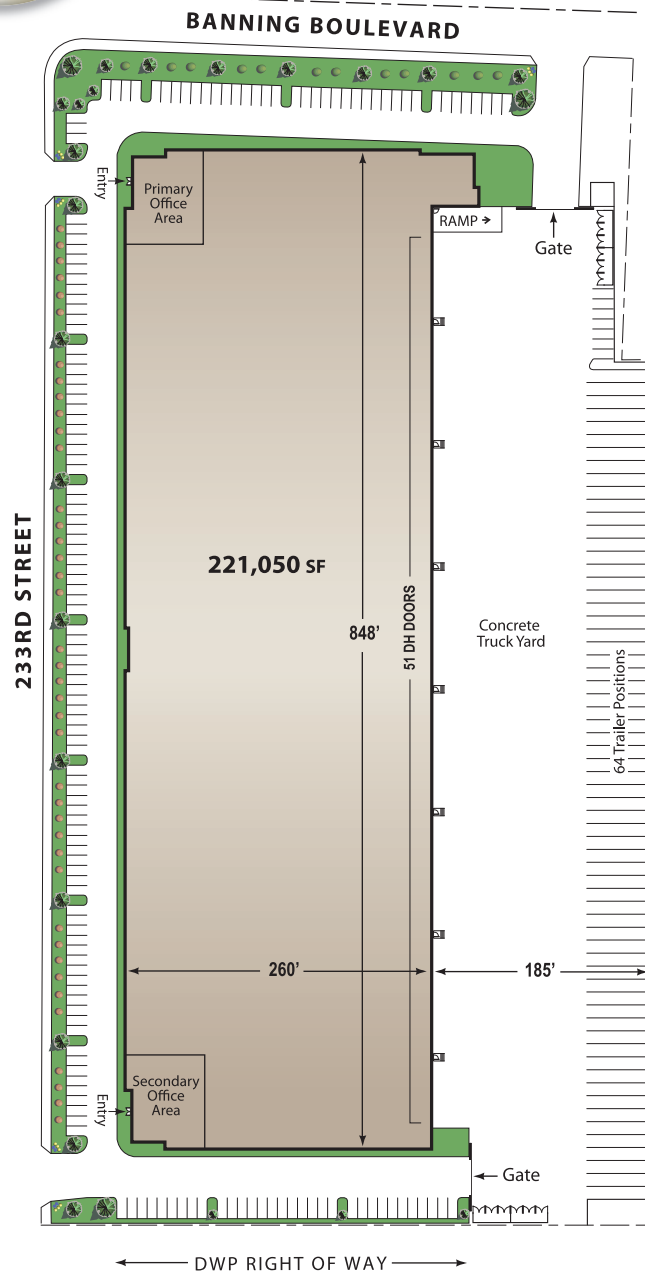
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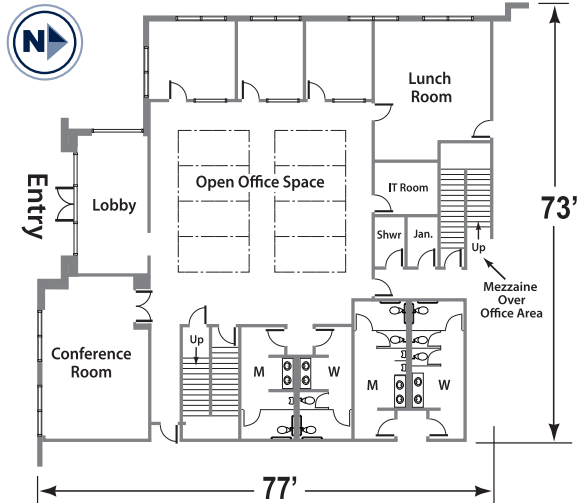


### LEGACY BUILDING<sup>SM</sup> 156 SITE PLAN

LEED<sup>®</sup> Certified



### 156 PRIMARY OFFICE PLAN 5,105 SF



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