

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 BuildingSM 156 is being constructed as a LEED[®] certified building. LEED[®] developments are voluntary and are designed to be environmentally responsible, high performing, sustainable and healthy places to work.

Legacy BuildingSM **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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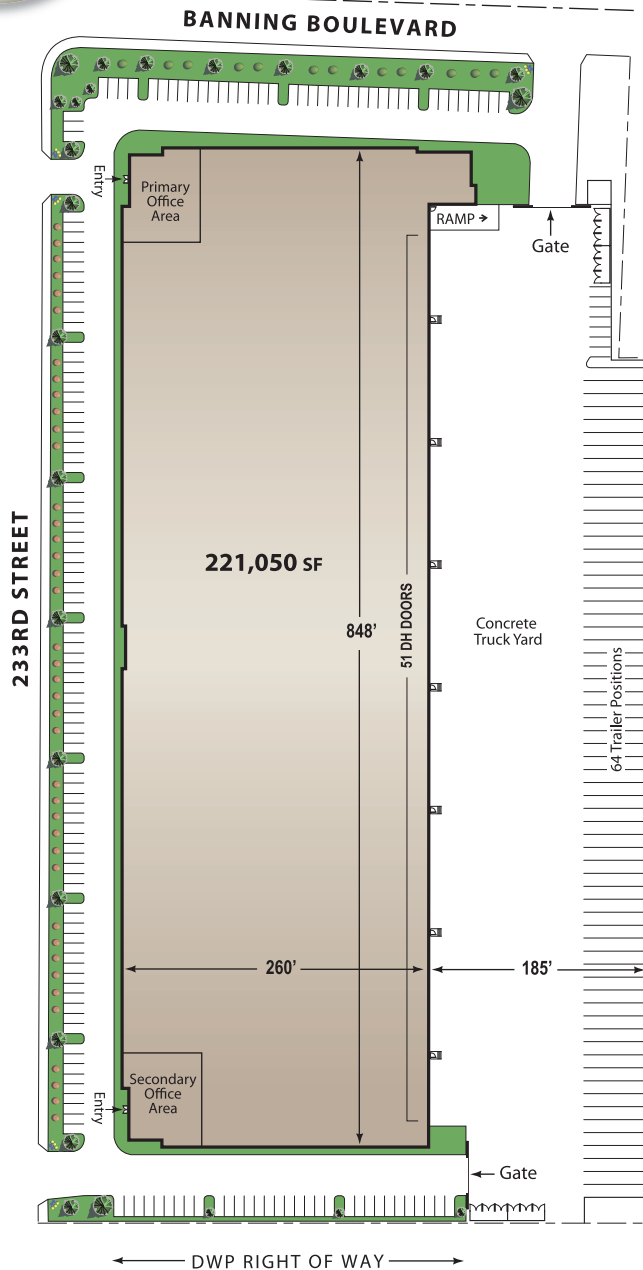
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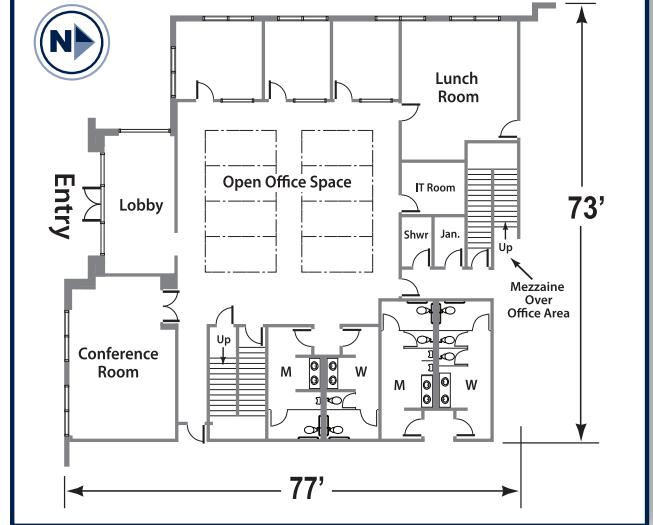


LEGACY BUILDINGSM 156 SITE PLAN

LEED[®] Certified



156 PRIMARY OFFICE PLAN 5,105 SF



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