

WATSON

CORPORATE CENTER

224,560 SF

Available For Lease



Best Building in the South Bay | Cross-Dock Loading



Build Green. Everyone Profits.

LEED- Leadership in Energy & Environmental Design

Legacy BuildingSM 206 is being 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 206

2255 E. 220th Street, Carson, California

SPECIFICATIONS

BUILDING SIZE: 224,560 SF

OFFICE SIZE: 5,000 SF

LAND SIZE: 516,647 SF

DOCK HIGH TRUCK POSITIONS: 70 - 9' x 10'
Ground Level Ramp: 2 - 12' x 14'

TRUCK TURNING RADIUS: 135' and 185'

MINIMUM CLEARANCE: 32'

SPRINKLER SYSTEM: ESFR

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

PARKING SPACES: TBD

LEGACY FEATURES

Cross Dock Loading

50 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

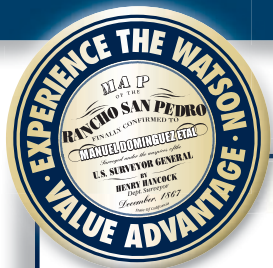


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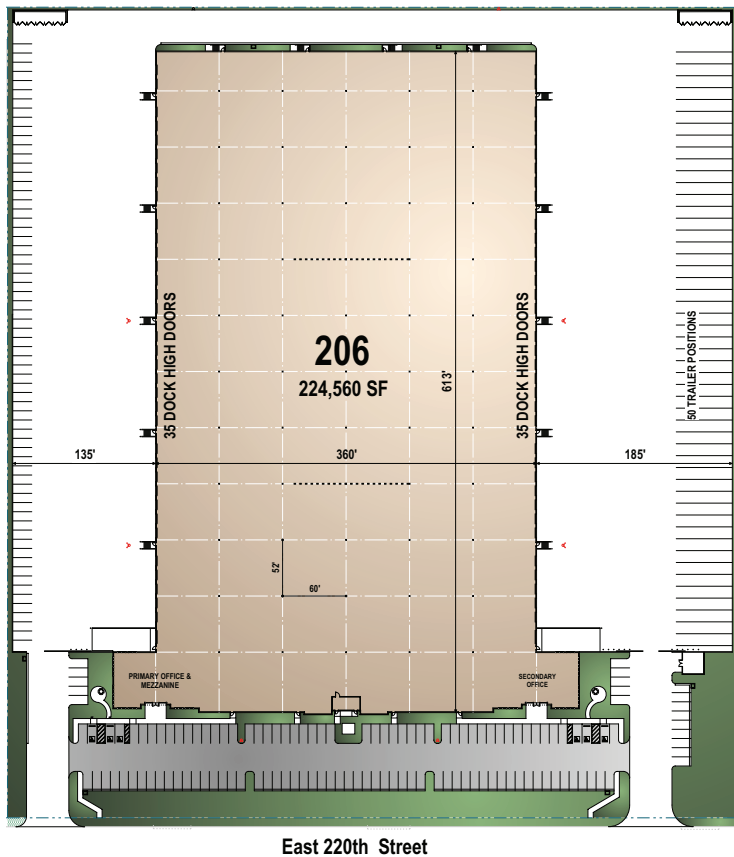
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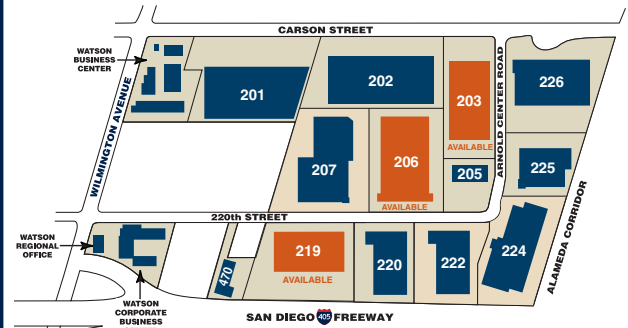
LEGACY BUILDINGSM 206 SITE PLAN

LEED[®] Certified

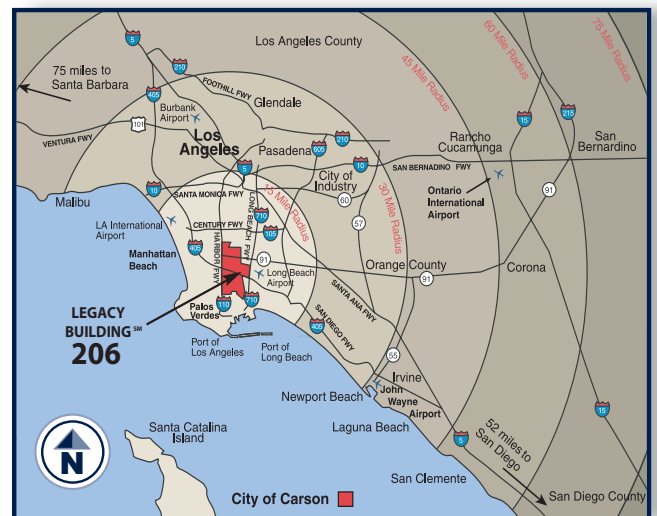


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WATSON CORPORATE CENTER Valued Customers



201 TATUNG	219 AVAILABLE
202 BOEING	220 CCL TUBE
203 AVAILABLE	222 HELLMAN WORLDWIDE LOGISTICS
205 ACS	224 SCOPE IMPORTS
206 AVAILABLE	225 AGILITY LOGISTICS
207 OZBURN HESSEY LOGISTICS	226 HUFFY
	470 CAL COAST



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