

WATSON

CORPORATE CENTER

148,725 SF

Available For Lease



405 Freeway Frontage - Over 270,000 Cars Per Day



Build Green. Everyone Profits.

LEED- Leadership in Energy & Environmental Design

Legacy BuildingSM 219 has been 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 219

2116 E. 220th St., Carson, California 90810

SPECIFICATIONS

BUILDING SIZE (Footprint): 148,725 sq. ft.

OFFICE SIZE: 4,176 sq. ft. on first floor,
4,550 sq. ft. on mezzanine (unimproved)

LAND SIZE: 340,304 sq. ft.

DOCK HIGH TRUCK POSITIONS: 32 (9' x 10')
Ground Level Ramp: 1 (12' x 14')

TRUCK TURNING RADIUS: Up to 185'

MINIMUM CLEARANCE: 32'

SPRINKLER SYSTEM: ESFR

YEAR OF CONSTRUCTION: 2009

POWER: 1,600 amps, 480/277 volts,
3 phase, 4 wire

PARKING SPACES: 103 (Expandable)

LEGACY FEATURES

405 Freeway frontage
Over 270,000 cars per day

Excess yard for trailer storage

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



*LEED is a registered trademark of the U.S. Green Building Council.

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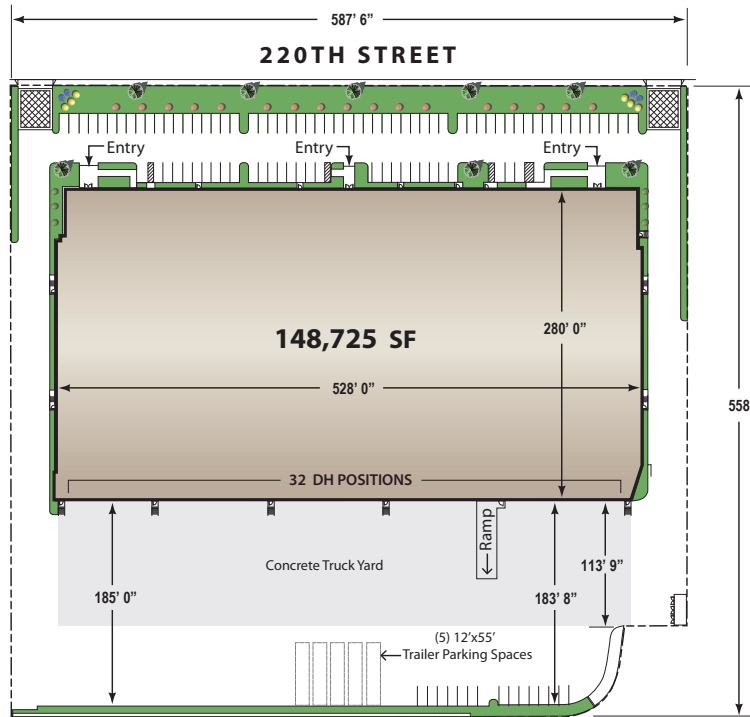
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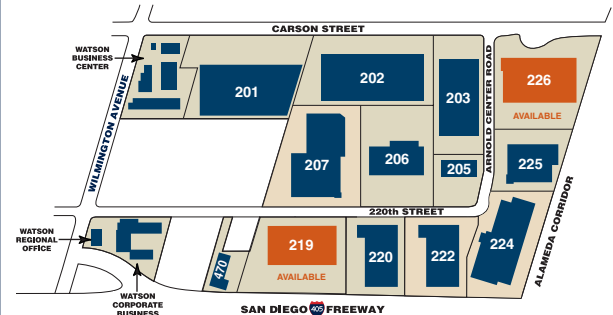
LEGACY BUILDINGSM 219 SITE PLAN

LEED[®] Certified

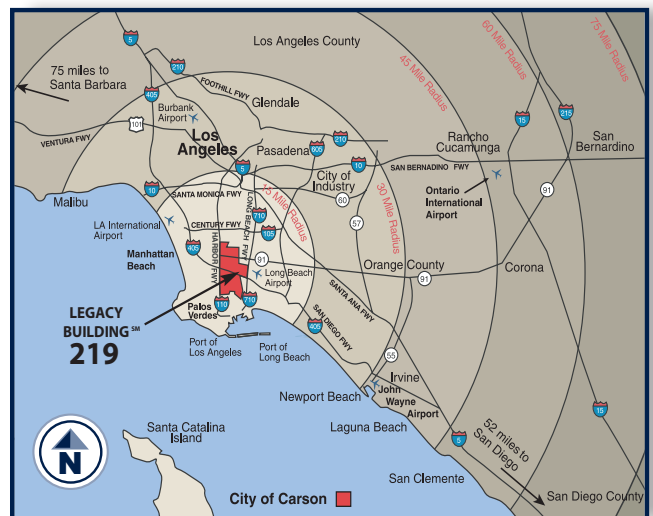


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WATSON CORPORATE CENTER *Valued Customers*



201 TATUNG	219 AVAILABLE
202 BOEING	220 CCL
203 TRANSWORLD	222 HELLMAN WORLDWIDE LOGISTICS
205 ACS	224 NEW AGE ELECTRONICS
206 PIONEER	225 AGILITY LOGISTICS
207 OZBURN HESSEY LOGISTICS	226 AVAILABLE
	470 CAL COAST



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