

WATSON

CORPORATE CENTER

101,340 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 220 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 220

2250 E. 220th St., Carson, California

SPECIFICATIONS

BUILDING SIZE: 101,340 SF

OFFICE SIZE: 4,885 SF on first floor

LAND SIZE: 5.16 Acres

DOCK HIGH TRUCK POSITIONS: 19 - 9' x 10'
Ground Level Ramp: 1 - 12' x 14'

TRUCK TURNING RADIUS: Up to 135'

MINIMUM CLEARANCE: 32'

SPRINKLER SYSTEM: ESFR

YEAR OF CONSTRUCTION: 2007

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

PARKING SPACES: 98

LEGACY FEATURES

405 Freeway frontage
Over 270,000 cars per day

43 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



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

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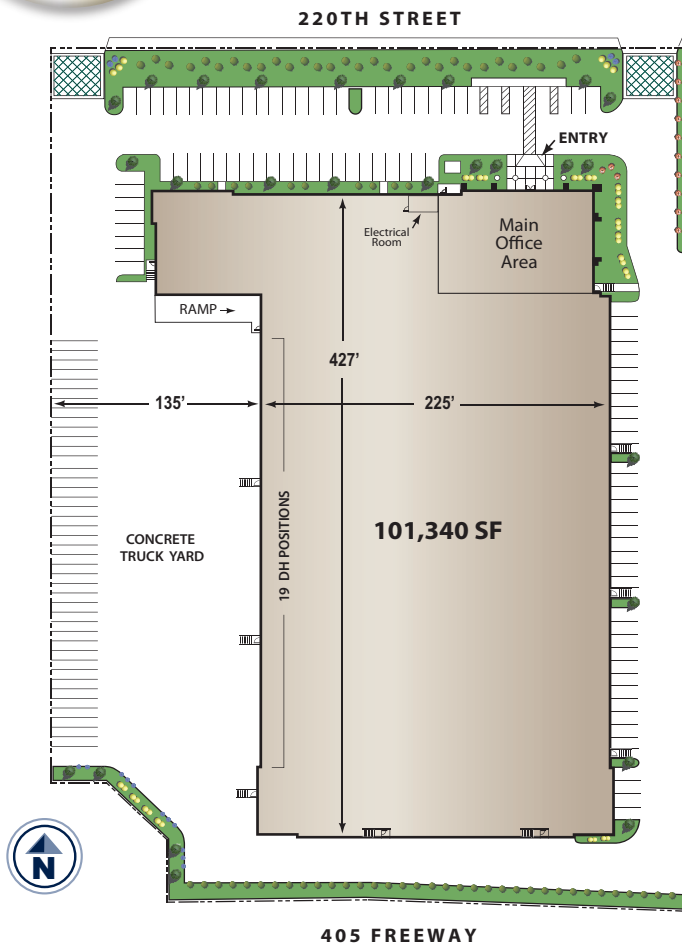
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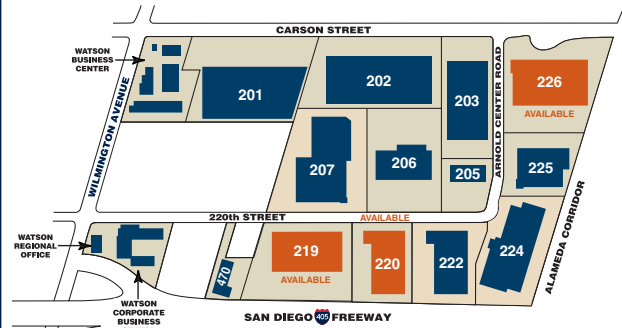
LEGACY BUILDINGSM 220 SITE PLAN

LEED[®] Certified



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WATSON CORPORATE CENTER *Valued Customers*



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|-----------------------------|---------------------------------|
| 201 TATUNG | 219 AVAILABLE |
| 202 BOEING | 220 AVAILABLE |
| 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 |

