

# WATSON

BUSINESS CENTER



Carson Street and Wilmington Avenue, Carson (Long Beach P.O.), California

## Building Sizes

4 buildings totaling 95,006 SF

## Suite Sizes

from 960 SF to 25,000 SF

## Parking

3.3 Spaces for Every 1,000 SF

## Freeway Close

Easy Access to Four Major Freeways  
(405, 110, 91 & 710)

## Management

Locally Owned and Managed

## Loading

Loading Area with Ground Level Doors  
at the Rear of All Buildings

## A Corporate Multi-Tenant Business Park Environment

**37** suites, in a 4-building Watson complex. Strategically located near the ports of Los Angeles and Long Beach, the Los Angeles International (LAX) and Long Beach (LGB) Airports, and four major freeways (405, 110, 91 and 710).

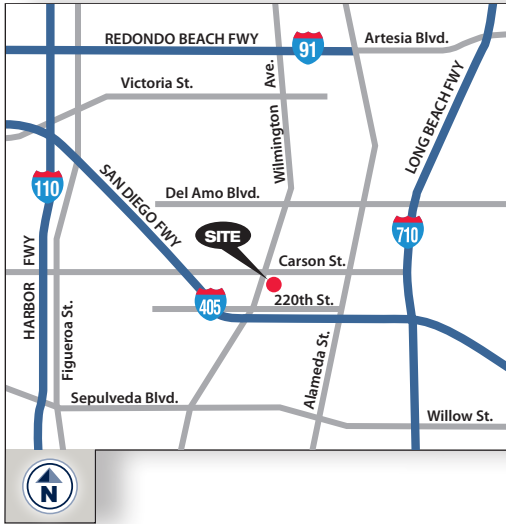


Building Quality for Over 200 Years

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## CARSON STREET

Entry

WATSON  
BUSINESS  
CENTER  
Carson  
(Long Beach P.O.)

Entry

Total Parking Spaces 299

WILMINGTON AVENUE

Entry



## 37 SUITES

960 SF to 25,000 SF  
4 Buildings Totaling 95,006 SF

### Building 1 Suites 101-104

Building Size 18,367 SF  
Suites from 2,904 SF

### Building 2 Suites 201-206

Building Size 25,252 SF  
Suites from 2,256 SF

### Building 3 Suites 301-309

Building Size 21,363 SF  
Suites from 1,635 SF

### Building 4 Suites 401-416

Building Size 30,080 SF  
Suites from 960 SF

### Clear Height:

14' - 16'

### Electrical Service :

1000 Amp 120/208 Volts,  
3 Phase, 4 Wire

For further information please contact:

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