

# WATSON

INDUSTRIAL CENTER

## 147,500 SF

Available For Lease



Watson Building 112

22600 South Bonita Street, Carson, CA 90745

### VALUE ADVANTAGE

Potential merchandise processing fee savings with Foreign Trade Zone 202 activation

Master Planned Center

Close to Ports of Los Angeles, Long Beach and Los Angeles International Airport

Convenient access to the San Diego (405), Harbor (110), Long Beach (710), Artesia (91) and Terminal Island (103) Freeways.

Near Intermodal Container Transfer Facility

### SPECIFICATIONS

**BUILDING SIZE:** 147,500 SF

**OFFICE SIZE:** 6,546 SF  
(Includes 1,050 SF Shop Office)

**LAND SIZE:** 283,556 SF

**POWER:** 3,000 amps, 277/480 volts,  
3 phase, 4 wire

**WAREHOUSE LIGHTING:** Fluorescent

**SPRINKLER SYSTEM:**  
.30 GPM/3,000 SF (South Warehouse),  
Ordinary Hazard (North Warehouse)

**PARKING SPACES:** 230

**MINIMUM CLEARANCE:**

14' North Warehouse, 18' South Warehouse

**TURNING RADIUS:** 125'

**DOCK HIGH TRUCK POSITIONS:** 5 - 19' x 12'

**GROUND LEVEL RAMP:** 1 - 12' X 10'  
2 - 8' x 10'

**BAY SPACING:** 20' x 62' Typical



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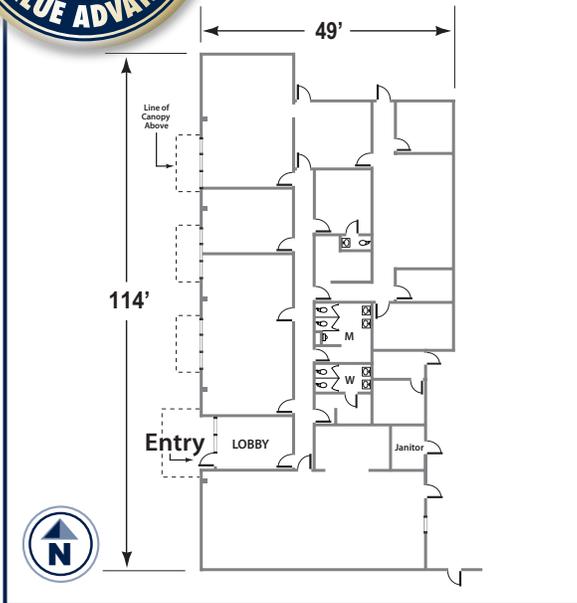
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# 147,500 SF

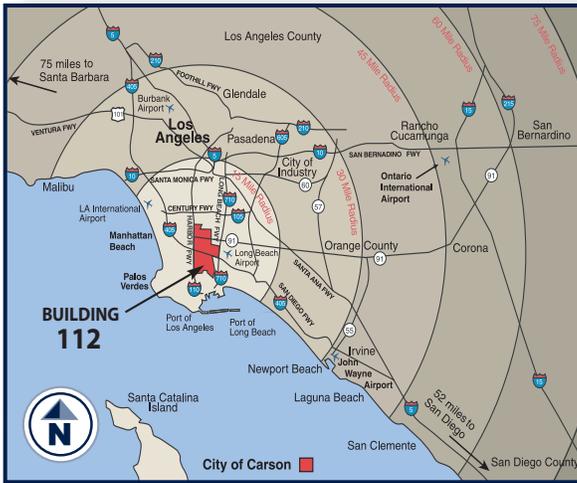
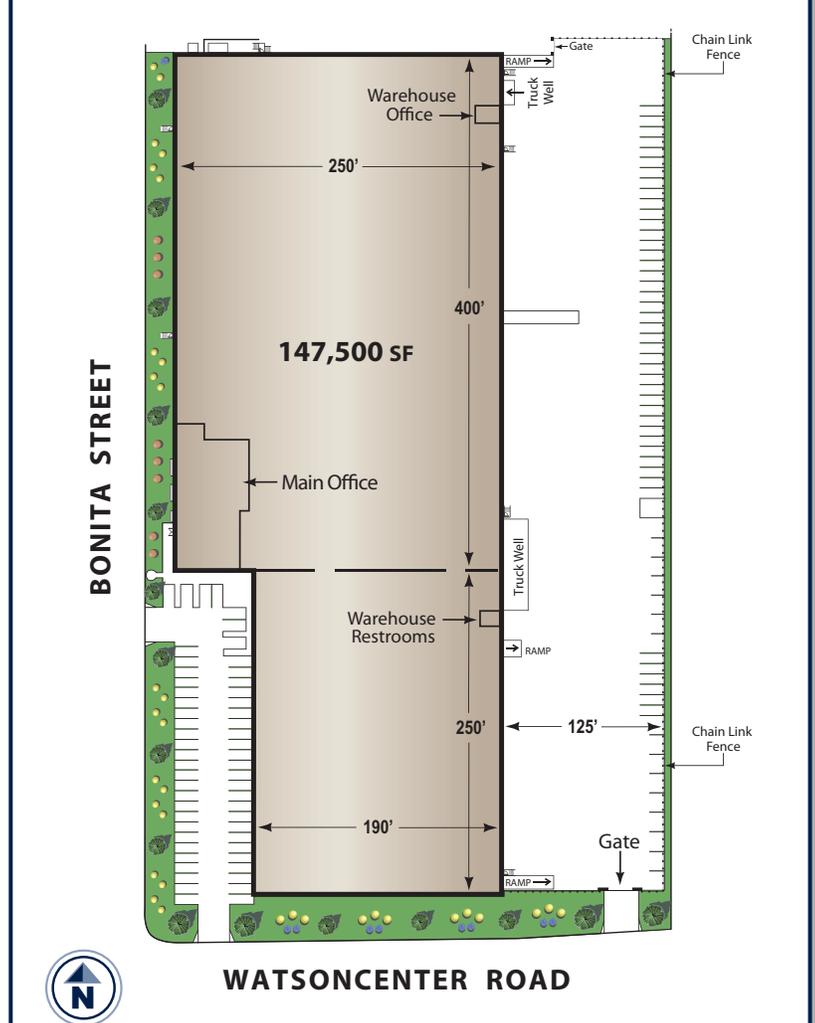
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OFFICE PLAN



WATSON BUILDING 112 SITE PLAN



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Contact: **Lance Ryan** lryan@watsonlandcompany.com **Mike Bodlovich** mbodlovich@watsonlandcompany.com  
**Bridgette Sanossian** bsanossian@watsonlandcompany.com

Phone 310.952.6401 Fax 310.522.8788