

WATSON

INDUSTRIAL CENTER

135,727 SF

Available For Lease



Watson Building 139

720 WatsonCenter Road, Carson, CA 90745

VALUE ADVANTAGE

Additional 2.48 Acres for Trailer Storage

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: 135,727 SF

OFFICE SIZE: 8,462 SF

LAND SIZE: 427,146 SF

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

WAREHOUSE LIGHTING: T5

SPRINKLER SYSTEM: .40 GPM/3,000 SF

PARKING SPACES: 113

YEAR BUILT: 1991

MINIMUM CLEARANCE: 27' - 29'

DOCK HIGH TRUCK POSITIONS: 23 - 8' x 8'

GROUND LEVEL RAMPS: 1 - 12' x 15'

TRUCK TURNING RADIUS: 323'

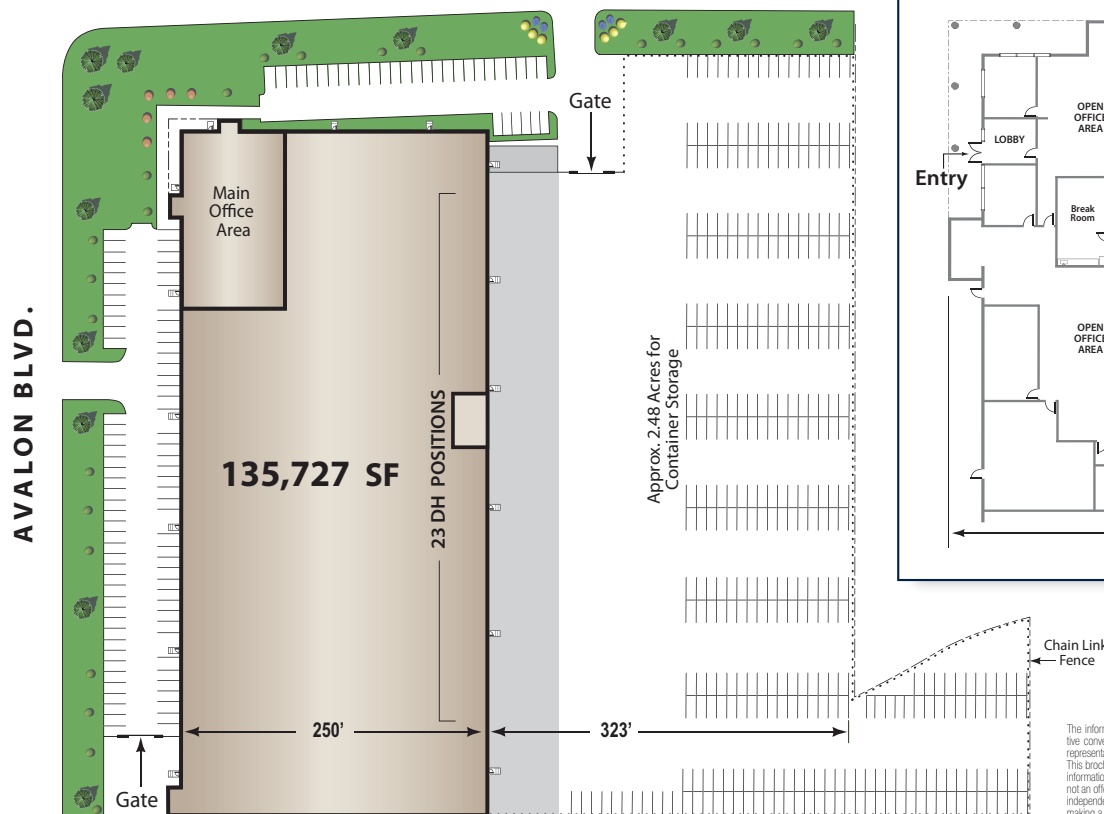


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WATSON CENTER ROAD



Floor plan of the second floor. The layout includes an Entry, Lobby, Open Office Area (top), Break Room, Open Office Area (bottom), and another Open Office Area (right). A central area contains several small rooms labeled W, M, and D. The overall dimensions are 99' 8" wide and 139' high.

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