

# DOMINGUEZ

## TECHNOLOGY CENTER

# 45,570 SF

Available For Lease



Legacy Building<sup>SM</sup> 642

1957 E. Gladwick Street, Rancho Dominguez, CA

### 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:** 45,570 SF

**OFFICE SIZE:** 2,750 SF

**LAND SIZE:** 121,532

**POWER:** 800 amps, 277/480 volts, 3 phase, 4 wire

**WAREHOUSE LIGHTING:** LED

**SPRINKLER SYSTEM:** .60 GPM/3,000SF  
EFSR Ready

**PARKING SPACES:** 51

**MINIMUM CLEARANCE:** 30'

**TURNING RADIUS:** 135'

**DOCK HIGH TRUCK POSITIONS:** 15 - 9'x 10'

**GROUND LEVEL RAMP:** 1 - 12'x 14'

**BAY SPACING:** 50'x 52' (Typical)

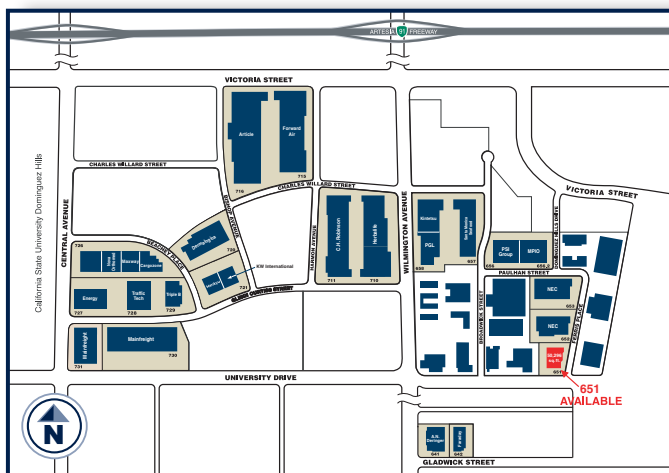
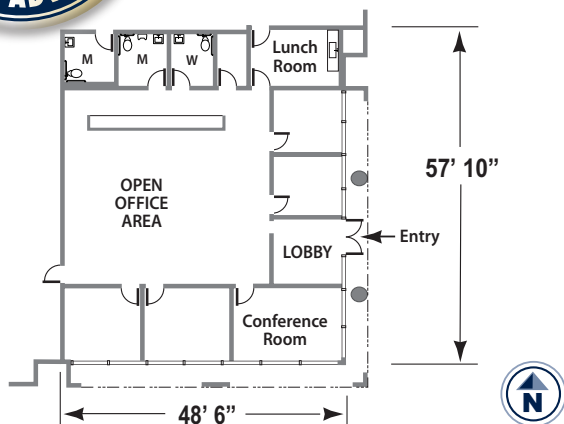


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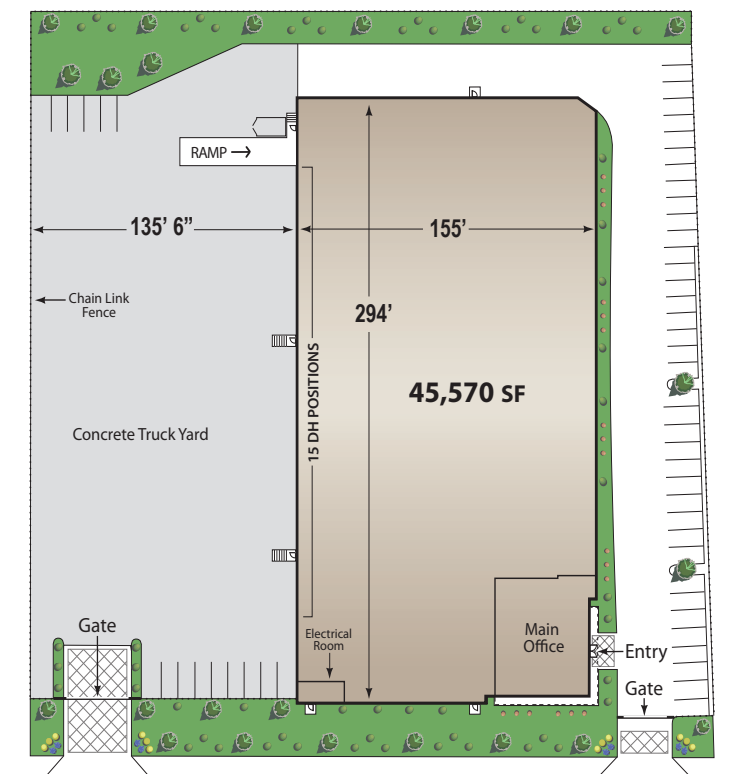
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**OFFICE PLAN 2,750 SF**



**WATSON BUILDING 642 SITE PLAN**



**EAST GLADWICK STREET**



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For Further Information Please Contact:

**Lance Ryan**  
lryan@watsonlandcompany.com

**Mike Bodlovich**  
mbodlovich@watsonlandcompany.com

**Bridgette Sanossian**  
bsanossian@watsonlandcompany.com

**Phone 310.952.6401**

**Fax 310.522.8788**

