

DOMINGUEZ

TECHNOLOGY CENTER

242,900 SF

Available For Lease



Legacy BuildingSM 711

18620 Harmon Avenue, Carson, CA 90746

VALUE ADVANTAGE

Lower energy costs

25% more cubic storage than a 24' clear building

Full concrete truck yard

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) Frwys.

Near Intermodal Container Transfer Facility

SPECIFICATIONS

BUILDING SIZE: 242,900 SF

OFFICE SIZES: North end office is 5,099 SF with 4,888 SF mezzanine. South end office is 12,836 SF all one level. Separate shipping office is 1,902 SF.

LAND SIZE: 552,297 SF

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

WAREHOUSE LIGHTING: Metal Halide

SPRINKLER SYSTEM: ESFR

PARKING SPACES: 280

SKYLIGHTS: 3%

MINIMUM CLEARANCE: 32'

TURNING RADIUS: 135'

DOCK HIGH TRUCK POSITIONS: 46 - 9' x 10'

GROUND LEVEL RAMP: 2 - 12' X 16'

BAY SPACING: 60' x 52' (Typical)
60' first bay from loading doors



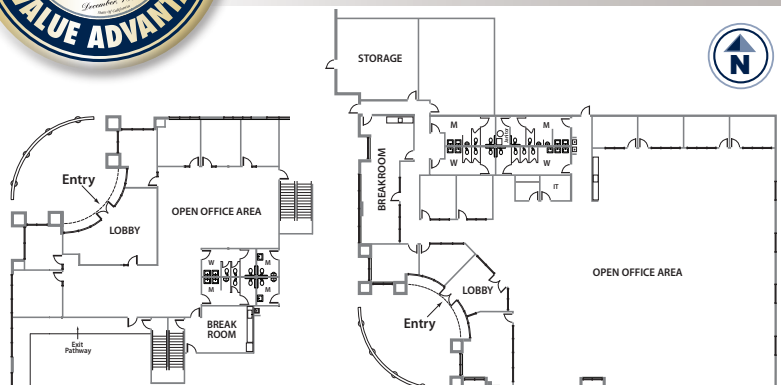
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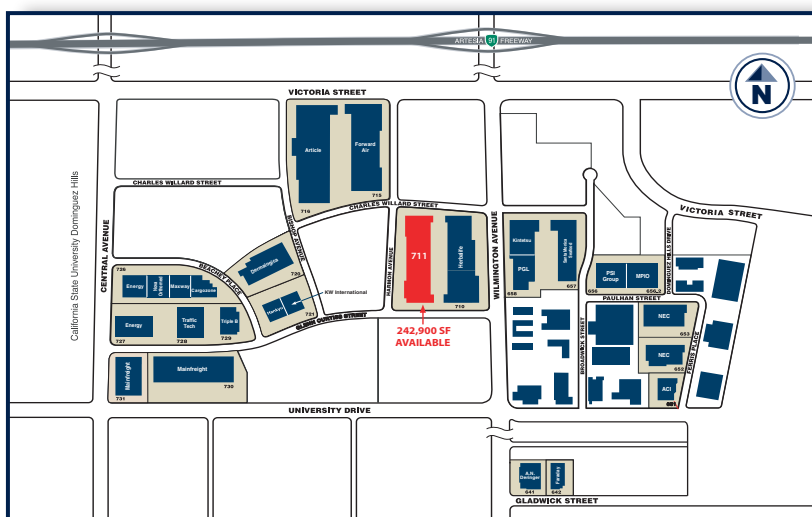


North and South OFFICE PLANS



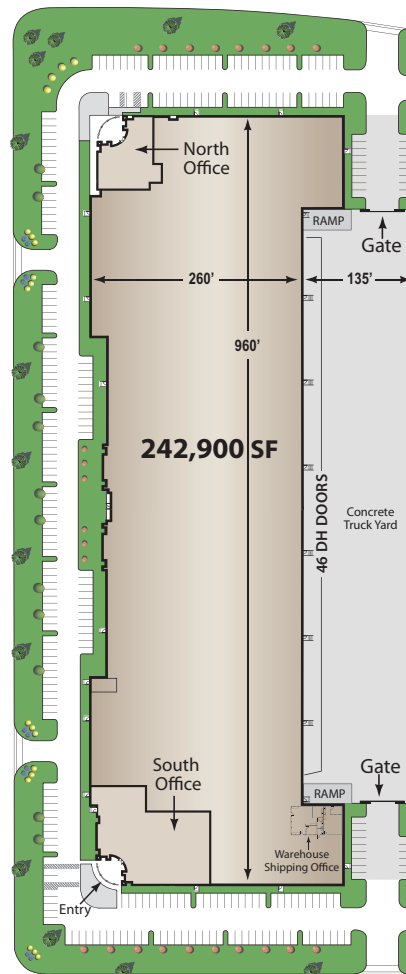
North: 5,099 SF plus 4,888 SF Mezzanine

South:12,836 SF



Legacy BuildingSM 711 SITE PLAN

CHARLES WILLARD STREET



GLENN CURTISS STREET

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