

# WATSON

CORPORATE CENTER

## 185,629 SF

Available For Lease



Legacy Building<sup>SM</sup> **224**

21950 Arnold Center Road, Carson, CA

### VALUE ADVANTAGE

Corporate Headquarters

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:** 185,629 SF

**OFFICE SIZE:** 24,596 SF  
(13,717 SF First Floor, 10,879 SF Mezzanine)

**LAND SIZE:** 450,410 SF

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

**WAREHOUSE LIGHTING:** Metal Halide

**SPRINKLER SYSTEM:** ESFR

**PARKING SPACES:** 243

**MINIMUM CLEARANCE:** 30'

**DOCK HIGH TRUCK POSITIONS:** 39 - 9' x 10'

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

**BAY SPACING:** 50' X 52' (Typical)  
60' x 52' at Loading Bay

**TURNING RADIUS:** 135'



# WATSON

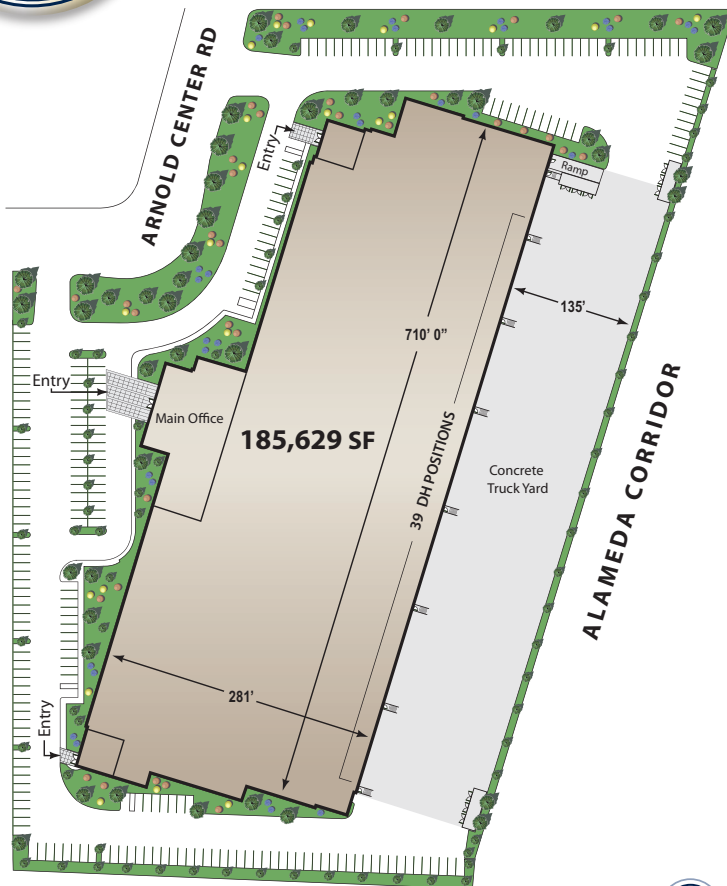
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### LEGACY BUILDING<sup>SM</sup> 224 SITE PLAN

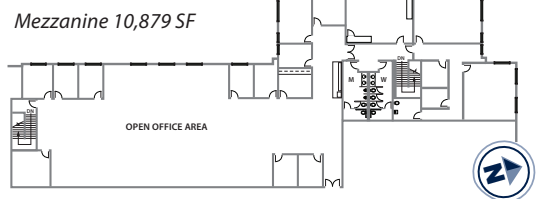
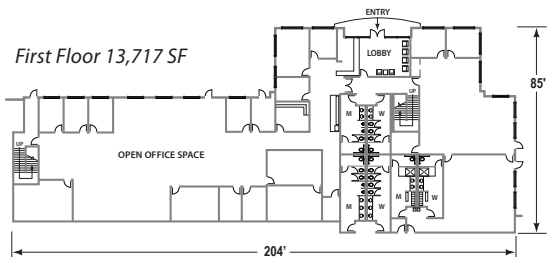


SAN DIEGO FWY 405

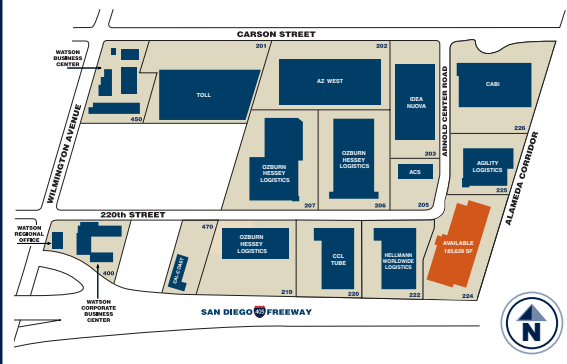


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### 224 OFFICE PLANS: 24,596 SF Total



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