

WATSON

CORPORATE CENTER

185,629 SF

Available For Lease



Legacy BuildingSM **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'



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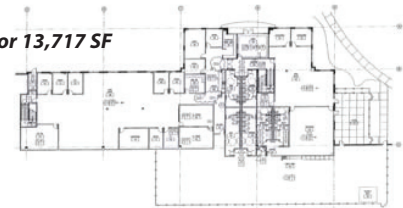
LEGACY BUILDINGSM 224 SITE PLAN



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224 OFFICE PLANS: 24,596 SF Total

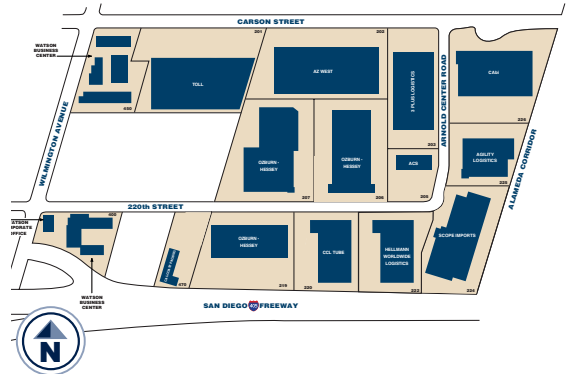
First Floor 13,717 SF



Mezzanine 10,879 SF



WATSON CORPORATE CENTER - Valued Customers



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