

DOMINGUEZ

TECHNOLOGY CENTER

72,063 SF

Available For Lease



Legacy BuildingSM **658.2** | 18560 S. Wilmington Avenue, Carson, 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: 72,063 SF

OFFICE SIZE: 4,063 SF

LAND SIZE: Part of Larger

POWER: 400 amps, 277/480 volts, 3 phase, 4 wire (expandable)

WAREHOUSE LIGHTING: Metal Halide

SPRINKLER SYSTEM: ESFR

PARKING SPACES: 82

YEAR BUILT: 2000

MINIMUM CLEARANCE: 30'

TURNING RADIUS: Up to 135'

DOCK HIGH TRUCK POSITIONS: 12 - 9' x 10'

GROUND LEVEL RAMP: 1 - 12' x 14' (possible)

BAY SPACING: 50' x 52' (Typical)
60' at first loading bay

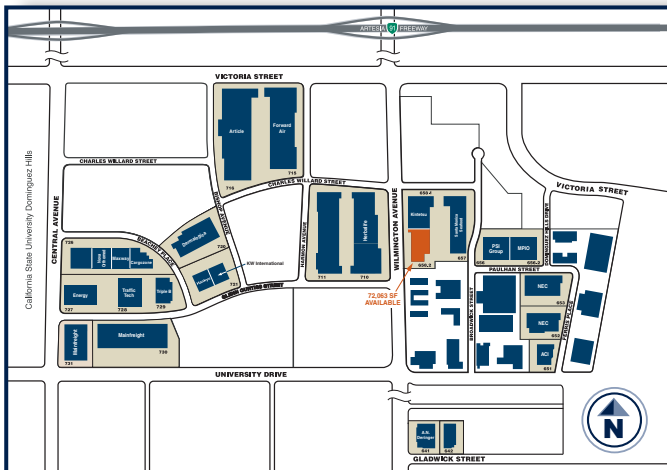
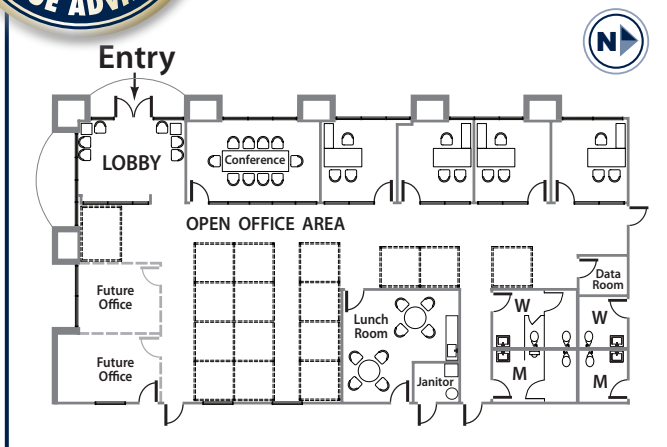


DOMINGUEZ TECHNOLOGY CENTER

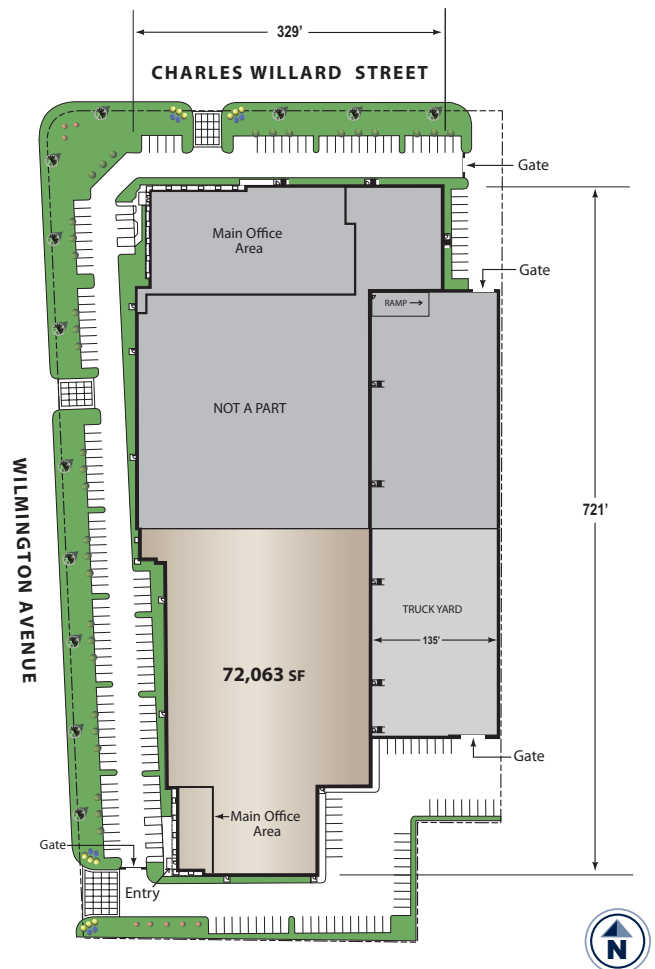
72,063 SF
Available For Lease



OFFICE PLAN 4,063 SF



LEGACY BUILDINGSM 658.2 SITE PLAN



The information on this brochure has been compiled for the internal administrative convenience of Watson Land Company. Watson Land Company makes no representation or warranty, express or implied, as to the accuracy of this brochure. This brochure may not reflect all building improvements or as-built conditions. The information contained herein and on any other materials with which it is presented is not an offer and is subject to change without notice. Tenants should make their own independent investigations of all facts and assumptions on which they might rely in making a decision to lease property from Watson Land Company.

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

