

# DOMINGUEZ

## TECHNOLOGY CENTER

# 242,900 SF

Available For Lease



Legacy Building<sup>SM</sup> 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



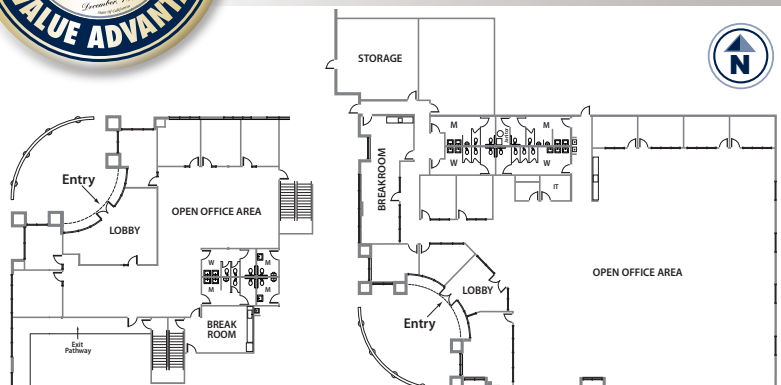
DOMINGUEZ  
TECHNOLOGY CENTER

# 242,900 SF

## Available For Lease

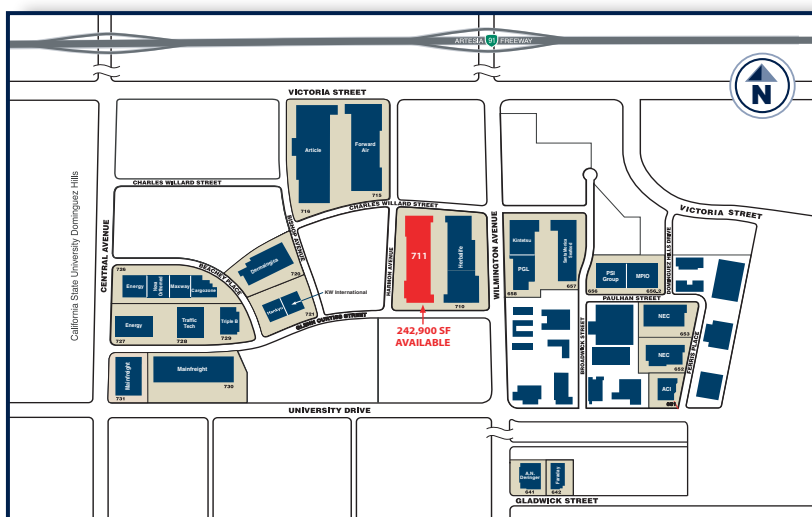


## North and South OFFICE PLANS



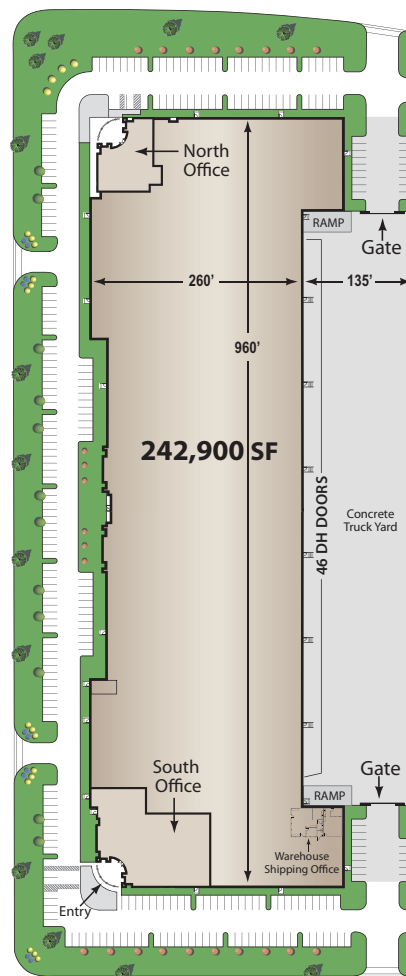
North: 5,099 SF plus 4,888 SF Mezzanine

South:12,836 SF



## Legacy Building<sup>SM</sup> 711 SITE PLAN

CHARLES WILLARD STREET



**GLENN CURTISS STREET**

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

**P (310) 952.6401 F (310) 522.8788**

