

WATSON

INDUSTRIAL CENTER

21,663 SF

Available For Lease



Watson Building 193.1

860 E. 238th Street, Carson, CA 90745

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: 21,663 SF

OFFICE SIZE: 2,800 SF

LAND SIZE: Part of Larger

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

WAREHOUSE LIGHTING: T5

SPRINKLER SYSTEM: .30 GPM/3,000 SF

MINIMUM CLEARANCE: 21'

TURNING RADIUS: 121' shared

TRUCK POSITIONS: 2 12' x 10'

GROUND LEVEL RAMP: 1 - 14' X 14'

BAY SPACING: 24' x 54' (Typical)



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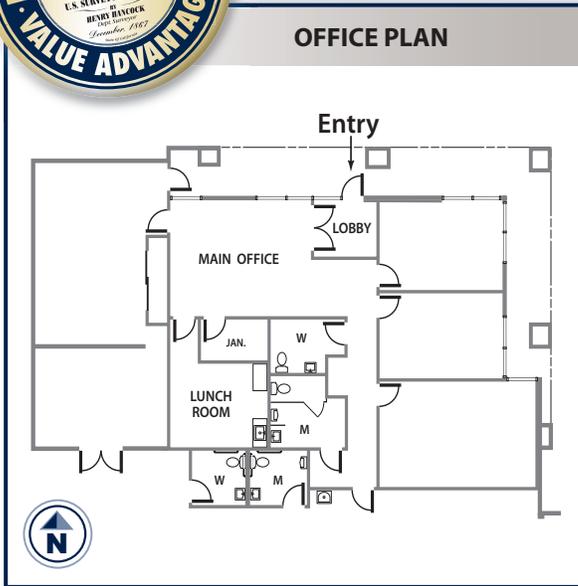
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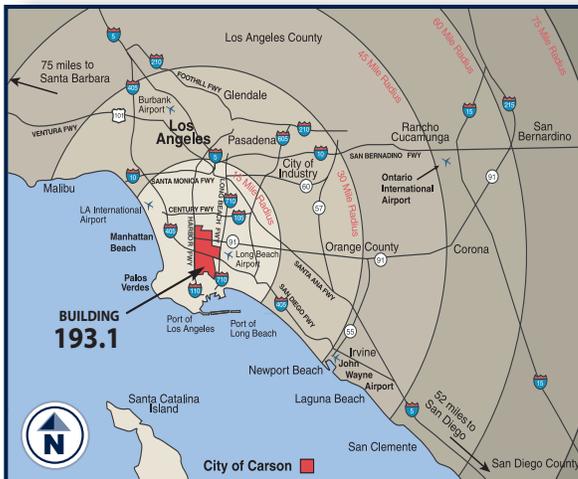
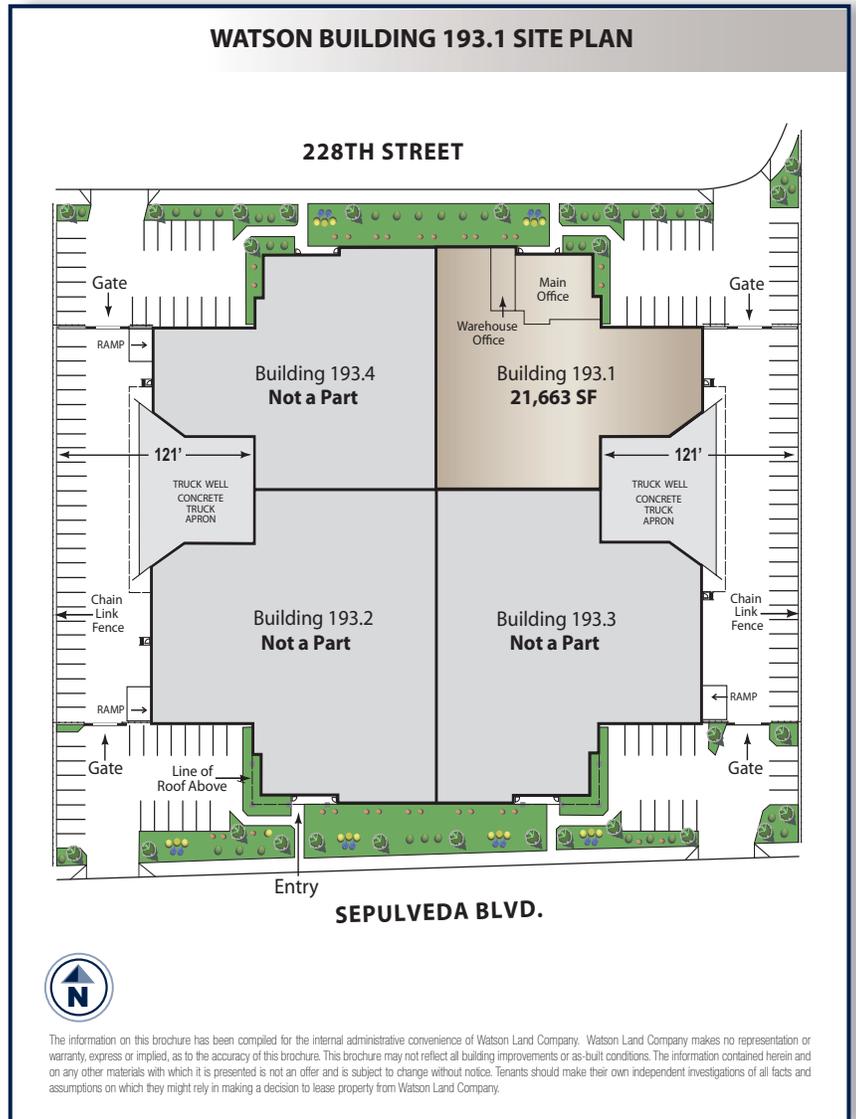
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OFFICE PLAN



WATSON BUILDING 193.1 SITE PLAN



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