

WATSON

BUSINESS CENTER

3,290 SF

Available For Lease

Corporate Multi-Tenant Business Park



Suite 205

Watson BuildingSM 452

21730 S. Wilmington Ave, Carson CA (Long Beach P.O.)

VALUE ADVANTAGE

Center has major roadway visibility

Master planned center

Strategically located near ports of Los Angeles and Long Beach, the Los Angeles International Airport (LAX) and Long Beach (LGB) Airport

Convenient access to the San Diego (405), Harbor (110), Long Beach (710), Artesia (91) and Terminal Island (103) Frwys.

SPECIFICATIONS

SUITE 205: 3,290 SF Total

Warehouse Area: 2,790 SF

Office Area: +/- 500 SF

1 Private Office, 1 Large Bullpen Area, Restroom and Lobby

HIGH VISIBILITY: Carson Street and Wilmington Avenue Location

LAND SIZE: Part of Larger

POWER: 1000 amps, 120/208 volts, 3 phase, 4 wire

PARKING SPACES: 9

MINIMUM CLEARANCE: 14'-16'

GROUND LEVEL DOOR: 1 - 10' X 10'

LOADING: Loading Area with Ground Level Door at the Rear of Building



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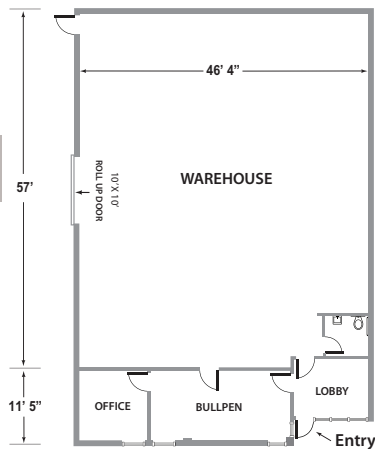
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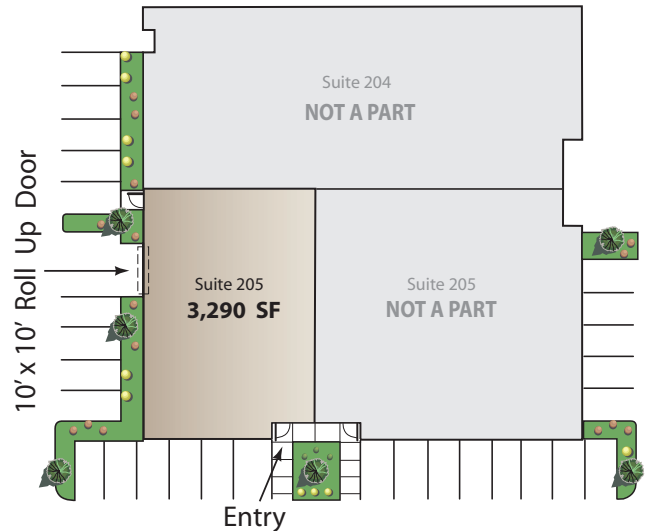


SUITE 205 PLAN

+/- 500 SF
of office space



SUITE 205 | BUILDING 452 SITE PLAN

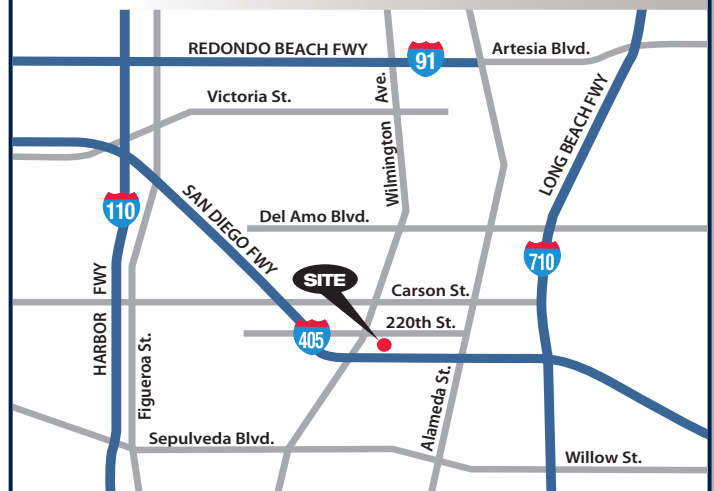


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WATSON BUSINESS CENTER (Long Beach P.O.)



LOCATION MAP



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