

# WATSON

CORPORATE CENTER

## 198,292 SF

Available For Lease



**Watson Building 203** | 2230 East Carson Street, Long Beach, CA 90810

### 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:** 198,292 SF

**OFFICE SIZE:** 4,919 SF  
(includes 1,099 SF Mezzanine)

**LAND SIZE:** 8.12 acres (353,717 SF)

**POWER:** 1,800 amps, 277/480 volts,  
3 phase, 4 wire

**WAREHOUSE LIGHTING:** Fluorescent

**SPRINKLER SYSTEM:** .45 GPM/3,000 SF

**PARKING SPACES:** 211

**MINIMUM CLEARANCE:** 24'

**DOCK HIGH TRUCK POSITIONS:** 20 - 8' x 10'

**INTERIOR DOCKS:** 3 - 24' X 16'

**GROUND LEVEL RAMPS:** 2 - 8' X 10' 1 - 12' x 14'

**BAY SPACING:** 48' X 48'

**TURNING RADIUS:** 118' and 144'



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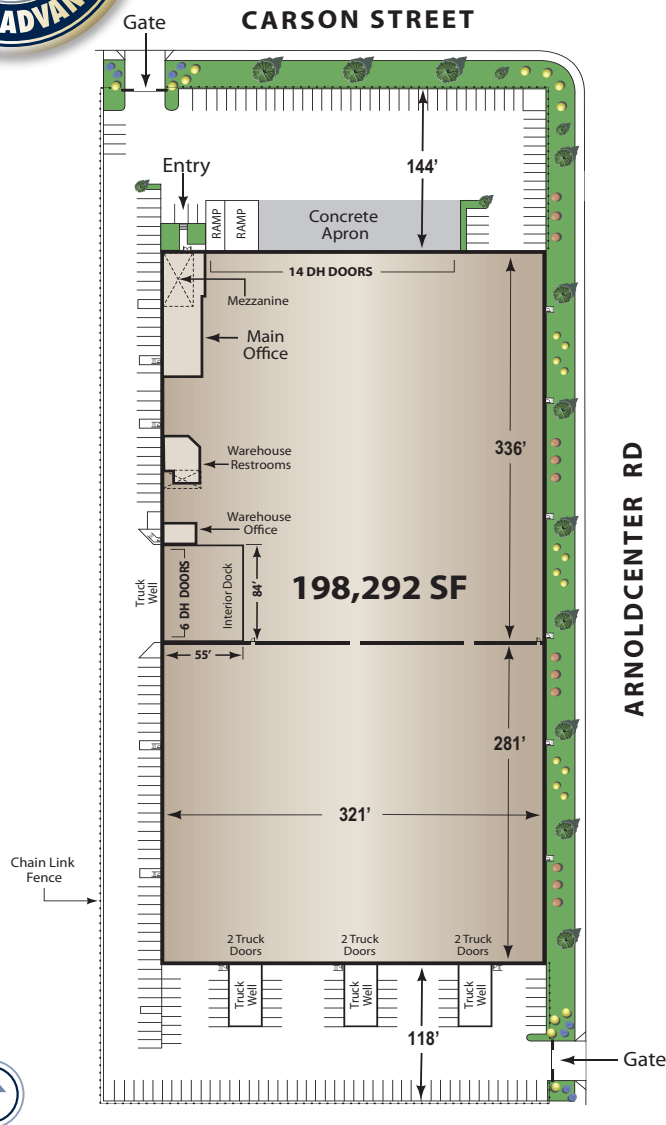
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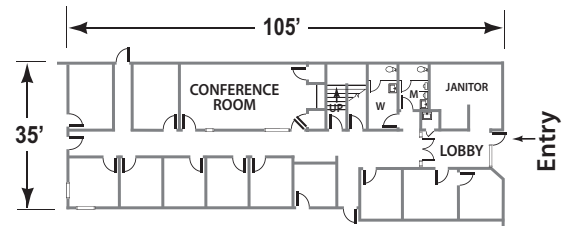


### WATSON BUILDING 203 SITE PLAN

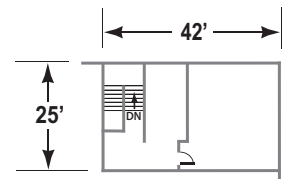


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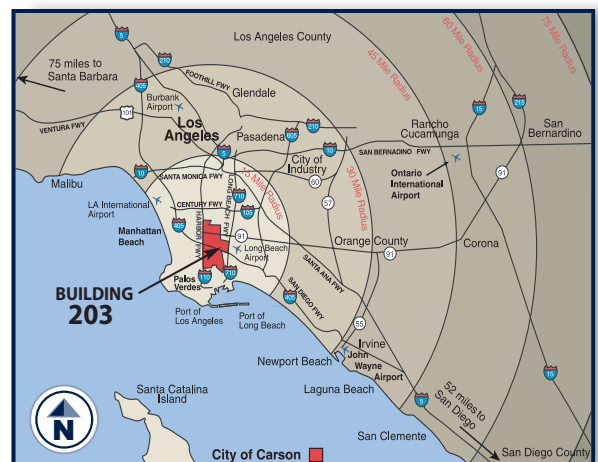
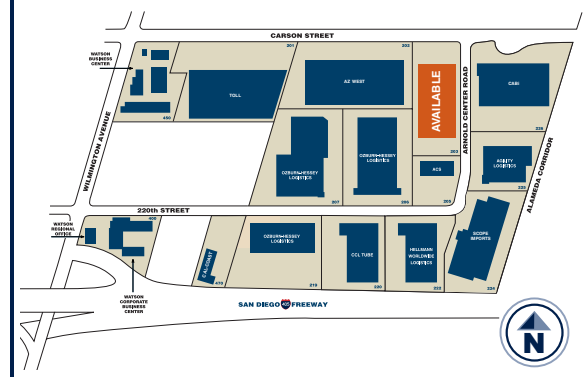
### 203 MAIN OFFICE PLAN: 4,919 SF Total



Mezzanine 1,099 SF



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Contact: **Lance Ryan**  
lryan@watsonlandcompany.com

**Mike Bodlovich**  
mbodlovich@watsonlandcompany.com

Phone 310.952.6401 Fax 310.522.8788