

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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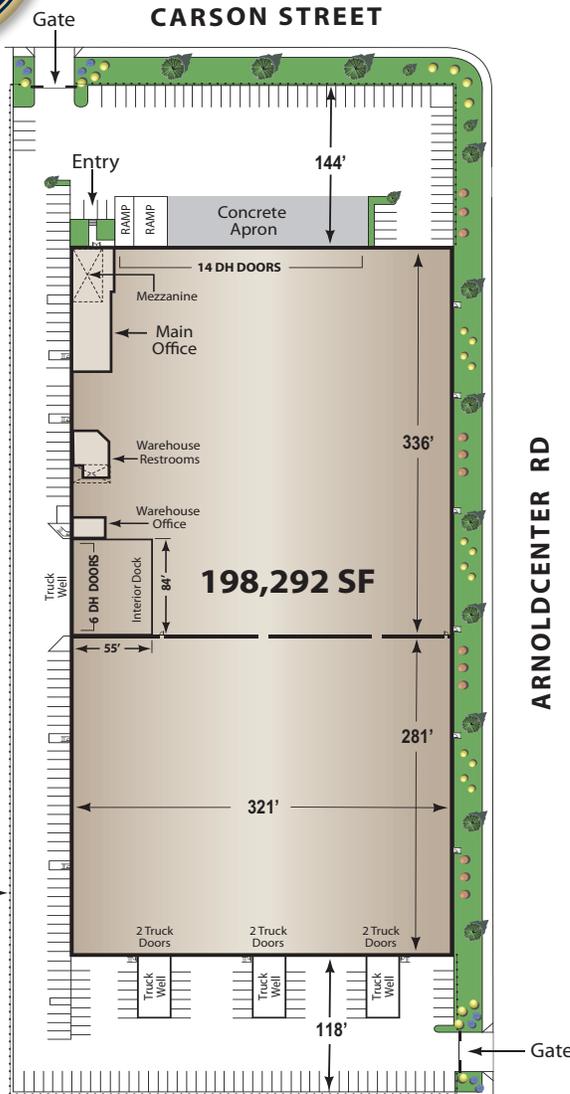
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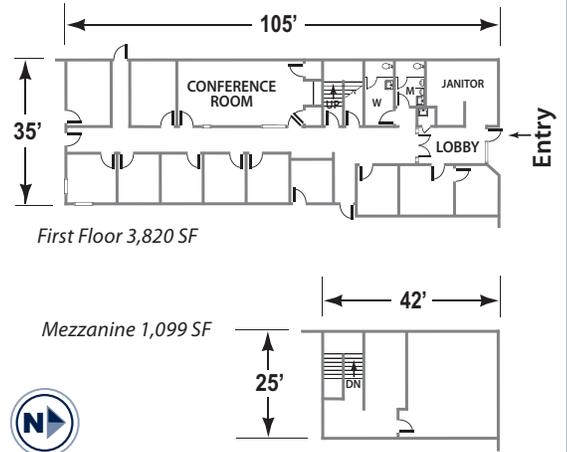
WATSON BUILDING 203 SITE PLAN



198,292 SF

ARNOLDCENTER RD

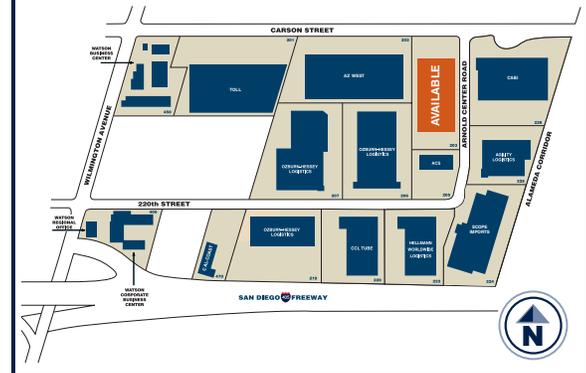
203 MAIN OFFICE PLAN: 4,919 SF Total



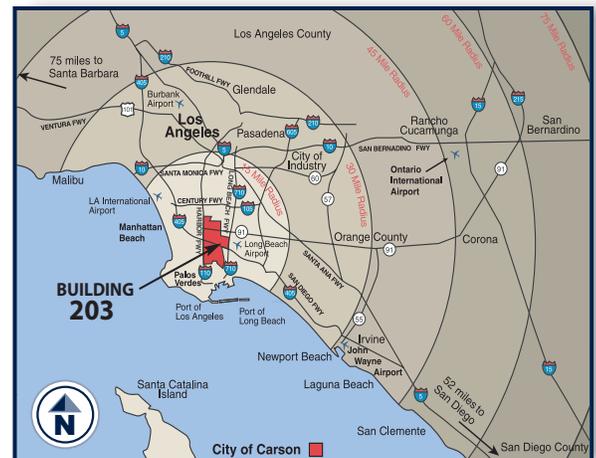
First Floor 3,820 SF

Mezzanine 1,099 SF

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