

# WATSON

INDUSTRIAL CENTER

## 258,678 SF

Available For Lease



*Rare Overweight Corridor Building*

Watson Building **114**

771 Watson Center Road, Carson, CA 90745

### VALUE ADVANTAGE

8.44 acres of excess land for approximately 320 Trailer storage spots or additional auto parking

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:** 258,678 SF

**OFFICE SIZE:** 5,500 SF

**LAND SIZE:** 439,085 SF  
(Plus 367,646 SF Storage Yard)

**POWER:** 2,000 amps, 277/480 volts,  
3 phase, 4 wire

**WAREHOUSE LIGHTING:** T5 Fluorescent

**SPRINKLER SYSTEM:** .33 GPM/3,000 SF  
and .45 GPM/3,000 SF

**PARKING SPACES:** 132 (Expandable)

**MINIMUM CLEARANCE:** 25'

**DOCK HIGH TRUCK POSITIONS:** 56

**GROUND LEVEL RAMP:** 3

**BAY SPACING:** 64' x 28' Typical



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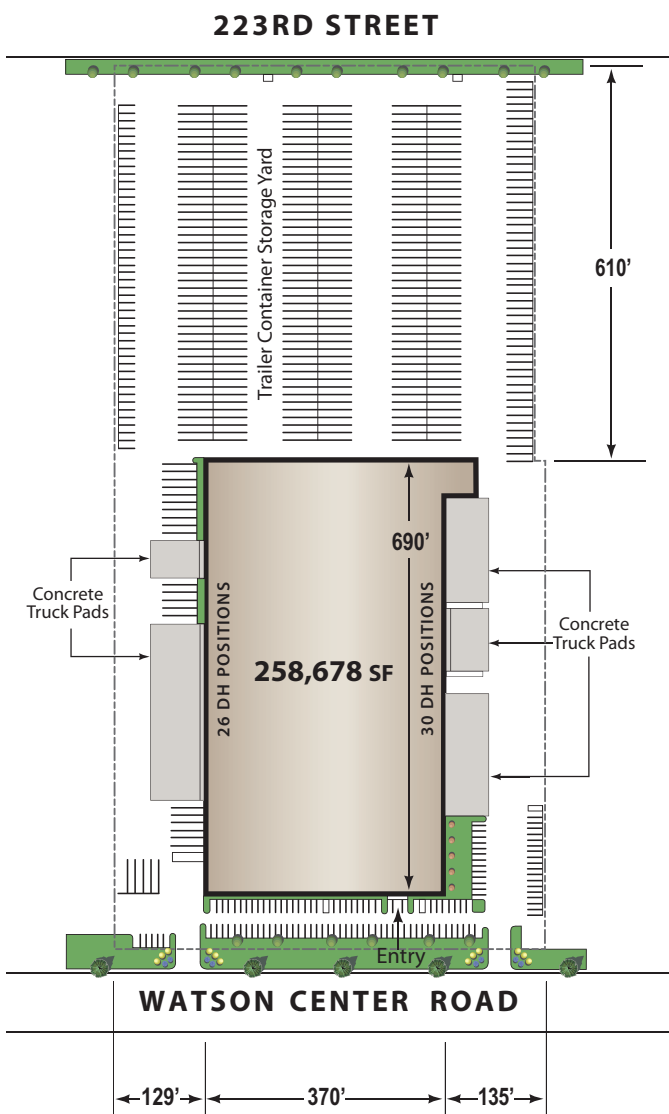
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### WATSON BUILDING 114 SITE PLAN



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### AERIAL VIEW



Building 114 located within red border



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