

# WATSON

INDUSTRIAL CENTER

119,668 SF

Available For Lease



Rare Overweight Corridor Building

Legacy Building<sup>SM</sup> 134

1041 E. 230th 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:** 119,668 SF

**OFFICE SIZE:** 4,375 SF

**LAND SIZE:** 293,908 SF

**POWER:** 1,200 amps, expandable to 3,000 amps, 277/480 volts, 3 phase, 4 wire

**WAREHOUSE LIGHTING:** LED

**SPRINKLER SYSTEM:** ESFR

**PARKING SPACES:** 88

**MINIMUM CLEARANCE:** 32'

**TURNING RADIUS:** 147'

**DOCK HIGH TRUCK POSITIONS:** 28 - 9' x 10'

**GROUND LEVEL RAMP:** 1 - 12' X 14'

**BAY SPACING:** 52' x 50' Typical, 60' first bay from loading doors



# WATSON

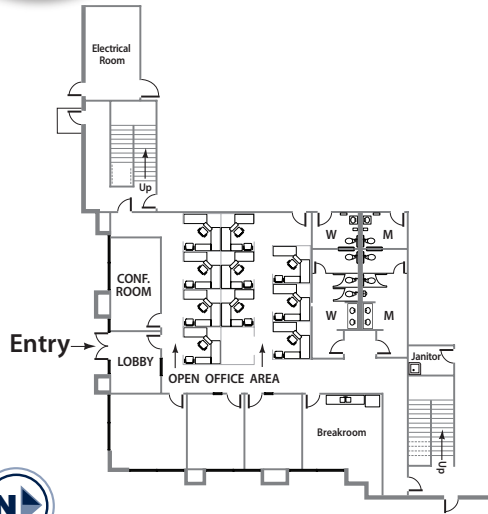
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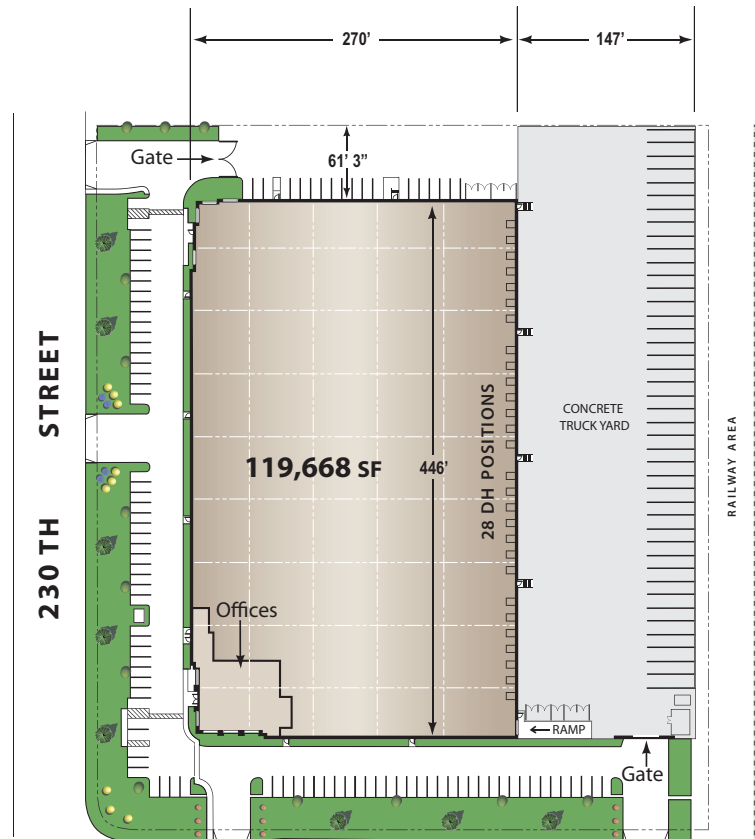


### OFFICE PLAN



Office Area 4,375 SF

### LEGACY BUILDING<sup>SM</sup> 134 SITE PLAN



### UTILITY WAY



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