

DOMINGUEZ

TECHNOLOGY CENTER

290,034 SF

Available For Lease



Legacy BuildingSM 716

18120 Bishop Avenue, Carson, CA

VALUE ADVANTAGE

Lower energy costs

25% more cubic storage than a 24' clear building

Full concrete truck yard

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) Frwys.

Near Intermodal Container Transfer Facility

SPECIFICATIONS

BUILDING SIZE: 290,034 SF

OFFICE SIZE: Main Office 5,694 SF
(Mezzanine 5,149 SF)

LAND SIZE: 707,689 SF

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

WAREHOUSE LIGHTING: T-5

SPRINKLER SYSTEM: ESFR

PARKING SPACES: 294

SKYLIGHTS: 3%

MINIMUM CLEARANCE: 32'

TURNING RADIUS: 185'

DOCK HIGH TRUCK POSITIONS: 65 - 9' x 10'
Thirty-One (31) 35,000 lb mechanical pit levelers
Thirty-Four (34) mechanical edge of docks

GROUND LEVEL RAMP: 1 - 12' x 14'

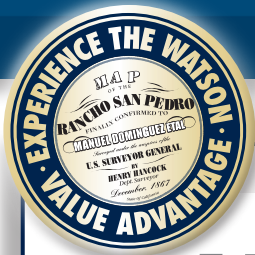
BAY SPACING: 60' x 52' (Typical)
60' first bay from loading doors



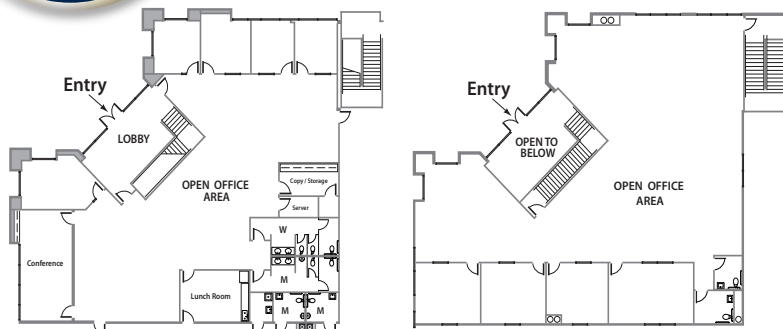
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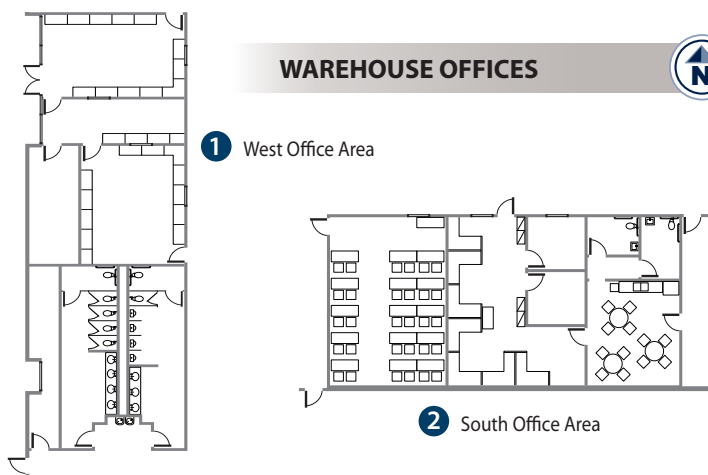


MAIN OFFICE : 10,843 SF



First Floor 5,694 SF

Mezzanine 5,149 SF



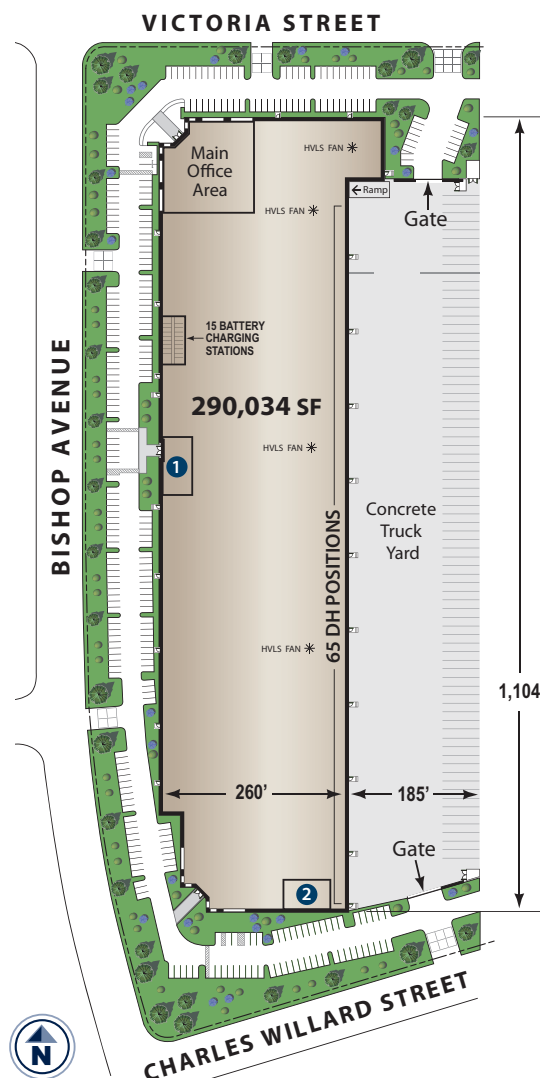
WAREHOUSE OFFICES

1 West Office Area

2 South Office Area



LEGACY BUILDINGSM 716 SITE PLAN



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