

WATSON

INDUSTRIAL CENTER

165,440 SF

Available For Lease

Located In the Overweight Corridor



36' Clear Height for up to 25% more storage space



Build Green. Everyone Profits.

LEED- Leadership in Energy & Environmental Design

Legacy BuildingSM 112 has been constructed as a LEED[®] certified building. LEED[®] developments are voluntary and are designed to be environmentally responsible, high performing, sustainable and healthy places to work.

*LEED is a registered trademark of the U.S. Green Building Council.

Legacy BuildingSM **112**

22600 E. Watson Center Rd, Carson, CA

SPECIFICATIONS

BUILDING SIZE: 165,440 SF

OFFICE SIZE: ±9,962 SF
(includes ±4,954 SF of finished mezzanine)

LAND SIZE: 394,094 SF (9.05 acres)

TRUCK POSITIONS: Dock high: 47 (9' x 10')
Ground level ramp: 1 (12' x 14')
27-29 positions equipped with 40,000,
(or 50,000) lb. pit mounted levelers

TRUCK TURNING RADIUS: Up to 185'

MINIMUM CLEARANCE: 36'

SPRINKLER SYSTEM: ESFR K-25.2 heads @ 50psi

TRAILER STORAGE SPACES: 66

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

WAREHOUSE LIGHTING: LED with motion sensors

PARKING SPACES: 111

LEGACY FEATURES

100% concrete truck courts

3% skylights

Architectural two-story glass entries

8" thick reinforced, 4,000 psi
concrete floor slabs

Abundant clerestory glass



WATSON

INDUSTRIAL CENTER

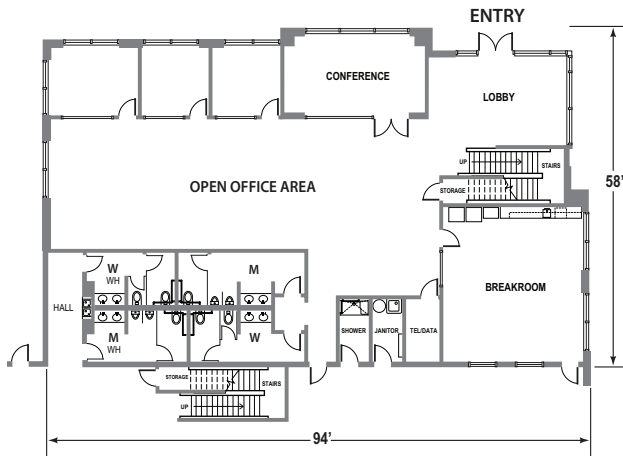
165,440 SF

Available For Lease



OFFICE PLAN ±9,962 SF

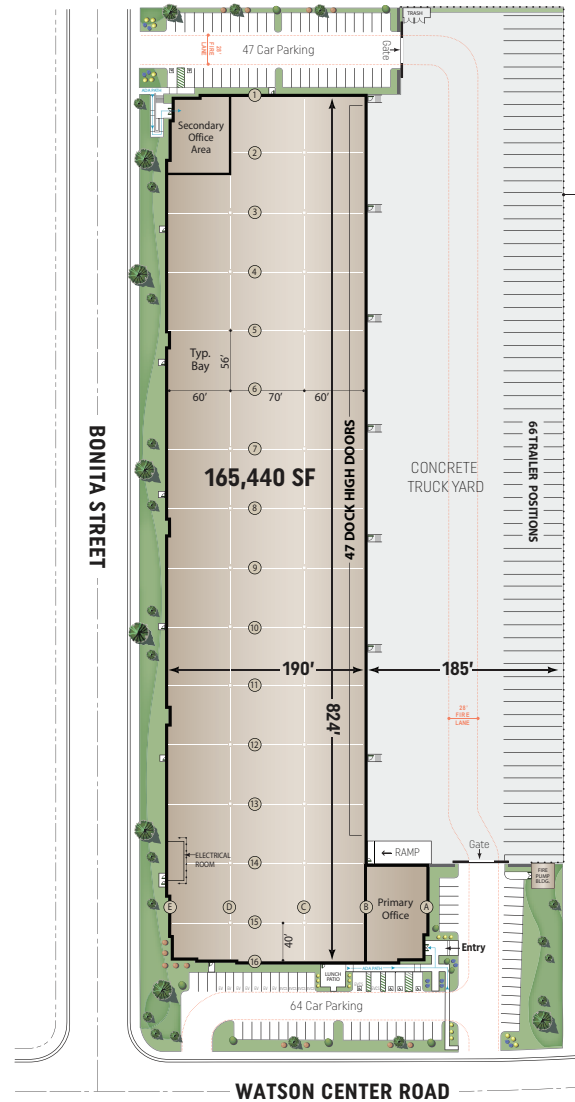
(includes ±4,954 SF of finished mezzanine)



First Floor ±5,008 SF



LEGACY BUILDINGSM 112 SITE PLAN LEED[®] Certified



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