

WATSON

INDUSTRIAL CENTER

53,776 SF

Available For Lease



Watson Building 141

1020 E. 230th Street, Carson, California 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: 53,776 SF

OFFICE SIZE: 11,909 SF

LAND SIZE: 127,597 SF

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

WAREHOUSE LIGHTING: T-5 Fluorescent

SPRINKLER SYSTEM: .336 GPM/3,000 SF

PARKING SPACES: 116

YEAR BUILT: 1976

MINIMUM CLEARANCE: 22'

TURNING RADIUS: 109'

DOCK HIGH TRUCK POSITIONS: 6
3 - 20' x 10' (expandable)

GROUND LEVEL RAMP:
1 - 10' X 14'

BAY SPACING: 48' x 64' (typical)



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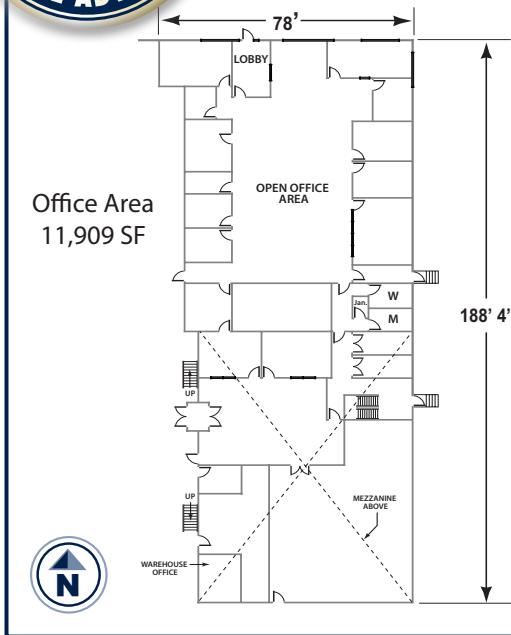
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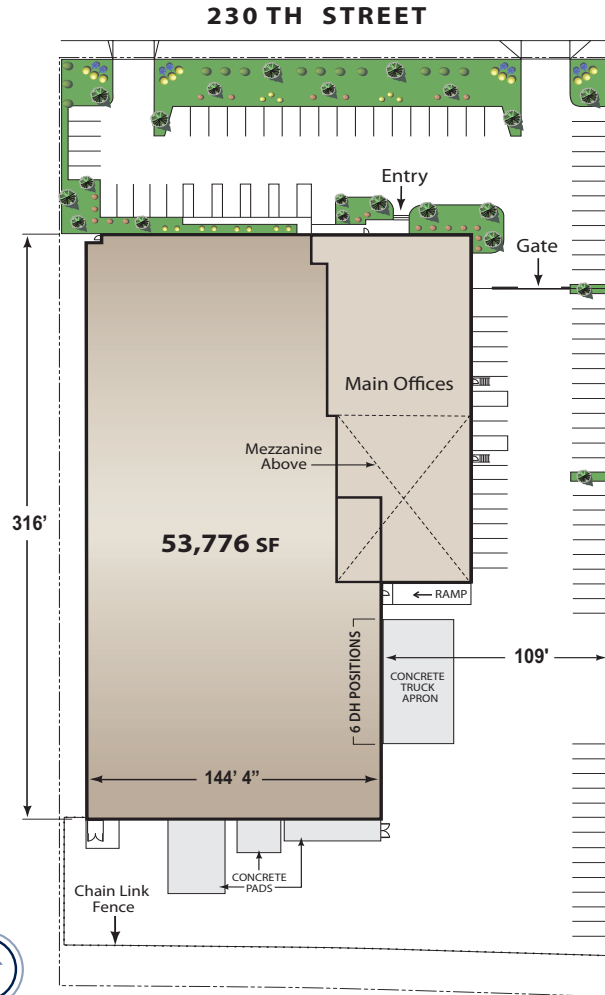
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PRIMARY OFFICE PLAN



WATSON BUILDING 141 SITE PLAN



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Contact: **Lance Ryan** lryan@watsonlandcompany.com **Mike Bodlovich** mbodlovich@watsonlandcompany.com

Phone 310.952.6401 Fax 310.522.8788

22010 Wilmington Avenue, Carson, California 90745