

WATSON

INDUSTRIAL CENTER

82,471 SF

Available For Lease



Watson Building 162

930 E. 233rd 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: 82,471 SF

OFFICE SIZE: 5,376 SF

LAND SIZE: 147,088 SF

POWER: 800 amps, 277/480 volts
3 phase, 4 wire

WAREHOUSE LIGHTING: T5

SPRINKLER SYSTEM:
.45 GPM/3,000 SF

PARKING SPACES: 77

MINIMUM CLEARANCE: 23'

TURNING RADIUS: 118'

DOCK HIGH TRUCK POSITIONS: 9

GROUND LEVEL RAMP: 1 -18' X 11'

BAY SPACING: 48' x 48' (Typical)

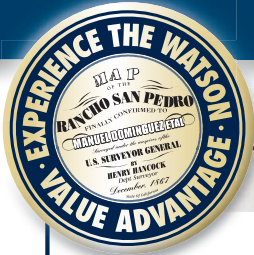


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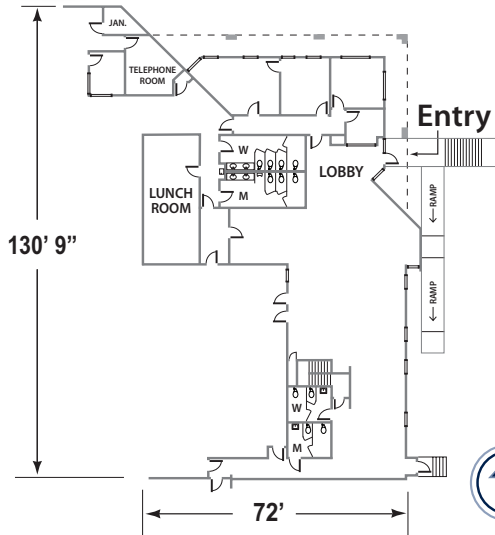
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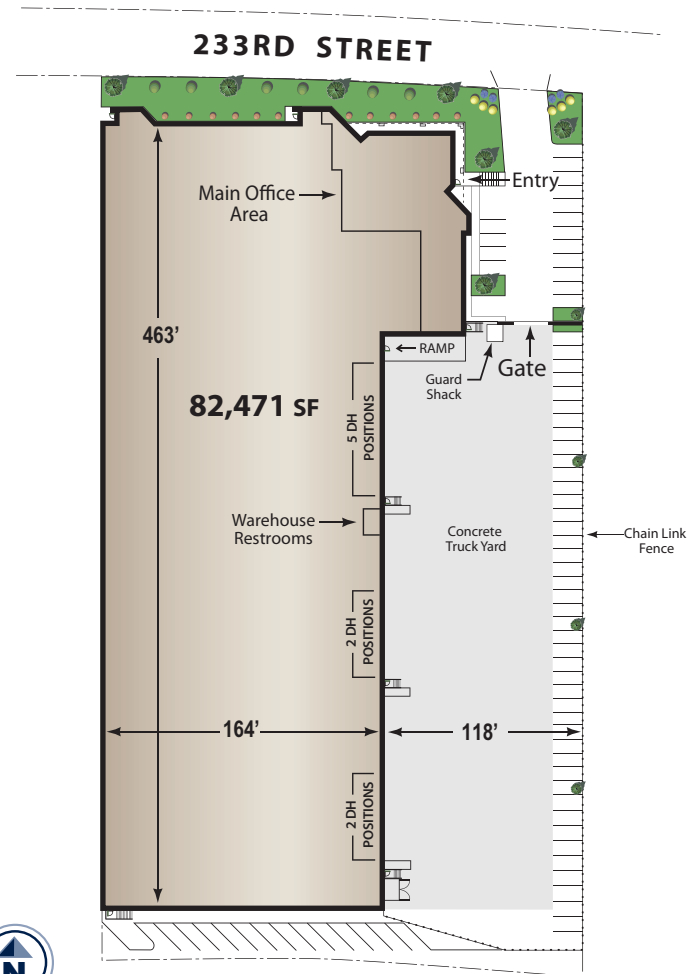


OFFICE PLAN

Office Area 5,376 SF



WATSON BUILDING 162 SITE PLAN



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