

# 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:** LED

**SPRINKLER SYSTEM:**  
.45 GPM/3,000 SF

**PARKING SPACES:** 77

**MINIMUM CLEARANCE:** 23'

**TURNING RADIUS:** 118'

**DOCK HIGH TRUCK POSITIONS:** 11

**GROUND LEVEL RAMP:** 1 -18'X 11'

**BAY SPACING:** 48' x 48' (Typical)



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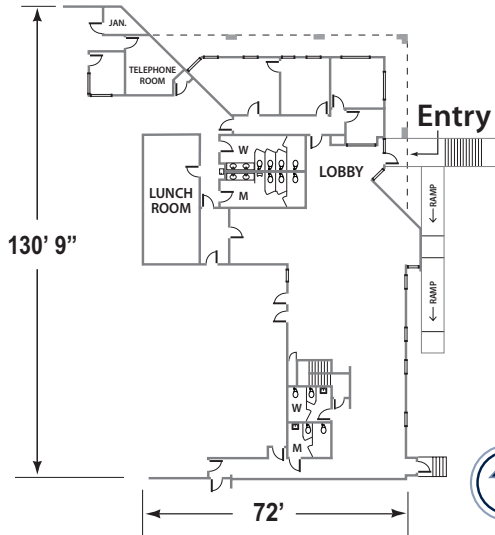
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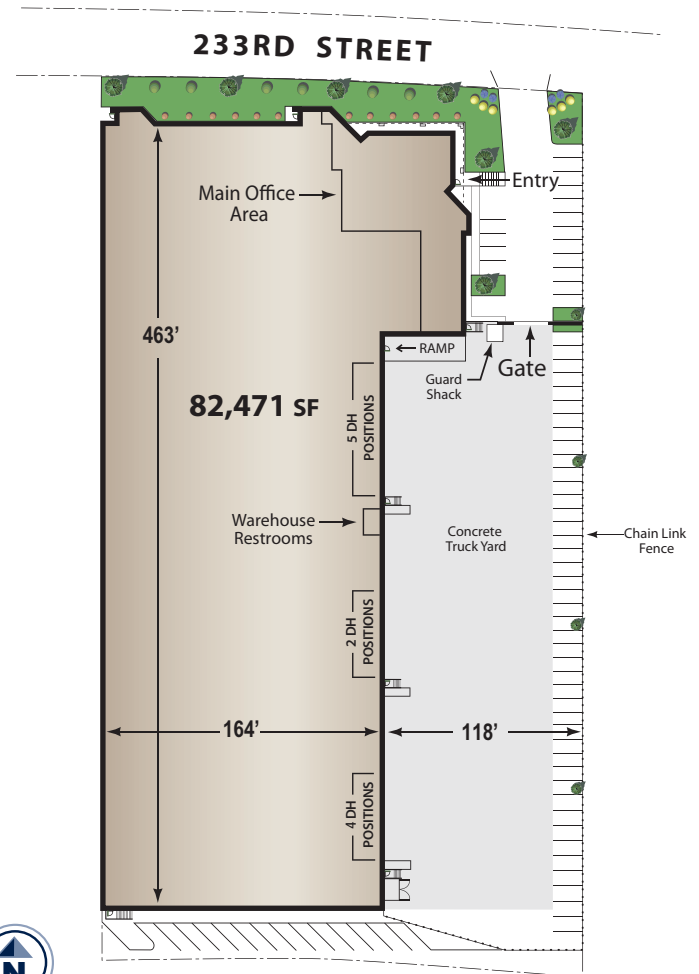


### OFFICE PLAN

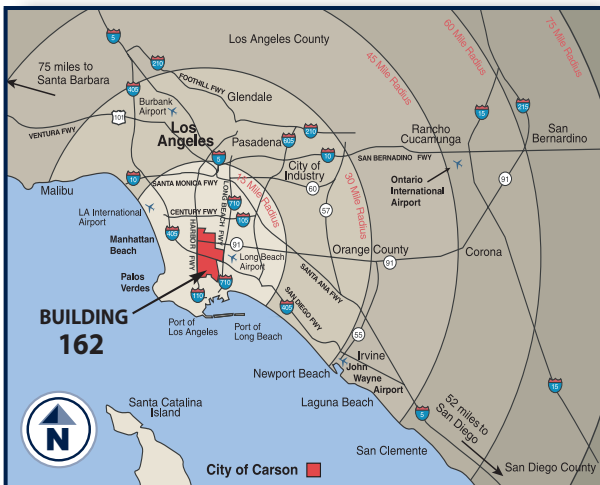
Office Area 5,376 SF



### WATSON BUILDING 162 SITE PLAN



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