

# WATSON

CORPORATE CENTER

## 112,198 SF

Available For Lease



Legacy Building<sup>SM</sup> **225**

21906 Arnold Center Road, Carson, CA 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:** 112,198 SF

**OFFICE SIZE:** 11,923 SF  
7,004 SF 1st Floor, 4,919 SF Mezzanine

**LAND SIZE:** 249,973 SF

**POWER:** 1,200 amps, 277/480 volts,  
3 phase, 4 wire

**WAREHOUSE LIGHTING:** T-5

**SPRINKLER SYSTEM:** ESFR

**PARKING SPACES:** Up to 240

**MINIMUM CLEARANCE:** 30'

**DOCK HIGH TRUCK POSITIONS:** 24  
9' x 10'

**GROUND LEVEL RAMP:** 1 12' x 15'

**TURN RADIUS:** 128'

**BAY SPACING:** 50' x 52' Typical  
60' First bay from loading doors



# WATSON

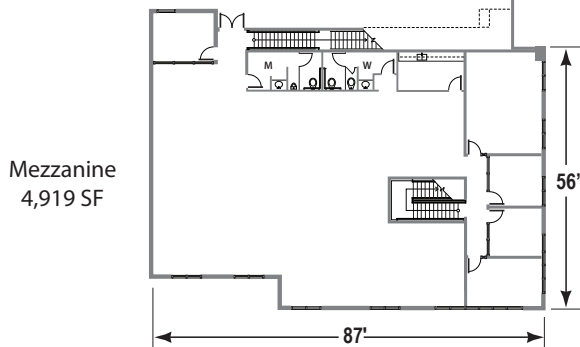
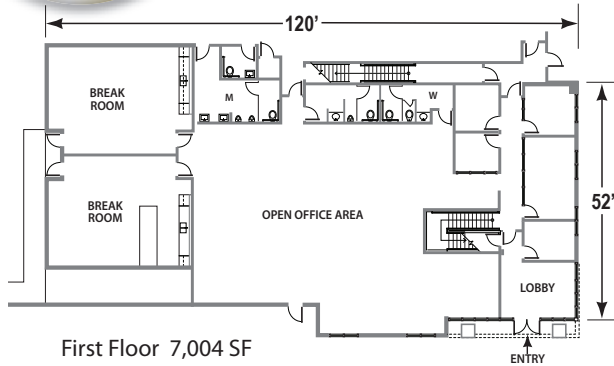
INDUSTRIAL CENTER

## 112,198 SF

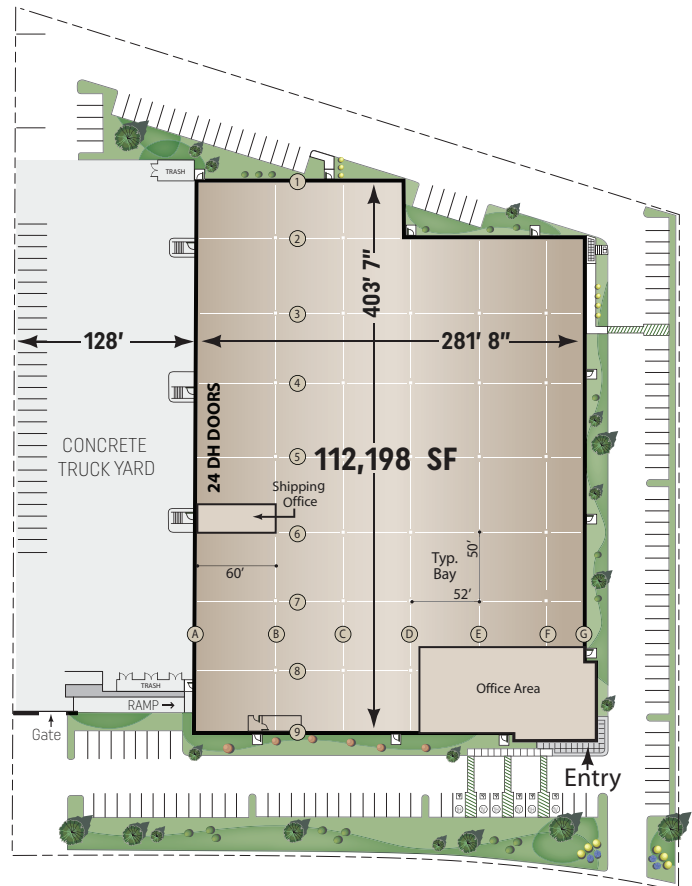
Available For Lease



### OFFICE PLAN 11,923 SF



### LEGACY BUILDING<sup>SM</sup> 225 SITE PLAN



### ARNOLD CENTER ROAD



The information on this brochure has been compiled for the internal administrative convenience of Watson Land Company. Watson Land Company makes no representation or warranty, express or implied, as to the accuracy of this brochure. This brochure may not reflect all building improvements or as-built conditions. The information contained herein and on any other materials with which it is presented is not an offer and is subject to change without notice. Tenants should make their own independent investigations of all facts and assumptions on which they might rely in making a decision to lease property from Watson Land Company.

For Further Information Please Contact:

**Lance Ryan**

[lryan@watsonlandcompany.com](mailto:lryan@watsonlandcompany.com)

**Mike Bodlovich**

[mbodlovich@watsonlandcompany.com](mailto:mbodlovich@watsonlandcompany.com)

**Phone 310.952.6417**

**Fax 310.522.8788**

