

# DOMINGUEZ

## TECHNOLOGY CENTER

# 253,354 SF

Available For Lease



Legacy Building<sup>SM</sup> 715

18055 Harmon Ave., Carson, CA 90746

### 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:** 253,354 SF

**OFFICE SIZE:** 5,705 SF with 5,301 SF mezzanine

**LAND SIZE:** 648,146 SF

**POWER:** 1,200 amps expandable to 3,000 amps, 277/480 volts, 3 phase, 4 wire

**WAREHOUSE LIGHTING:** Metal Halide

**SPRINKLER SYSTEM:** ESFR

**PARKING SPACES:** 319

**MINIMUM CLEARANCE:** 32'

**TURNING RADIUS:** Up to 185'

**DOCK HIGH TRUCK POSITIONS:** 56

**GROUND LEVEL DOOR:** 1 - 12' X 14'

**BAY SPACING:** 52' x 50' 60' at first loading bay



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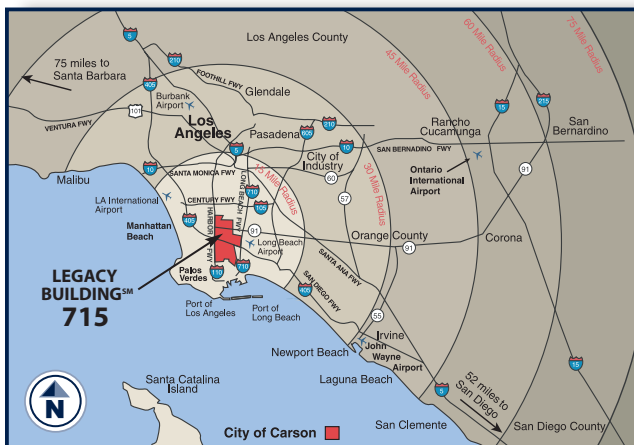
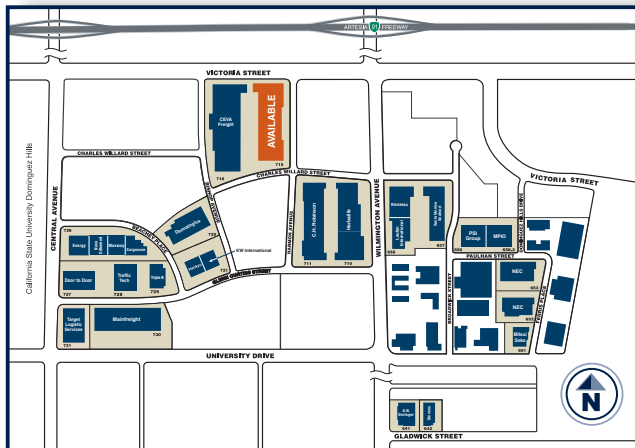
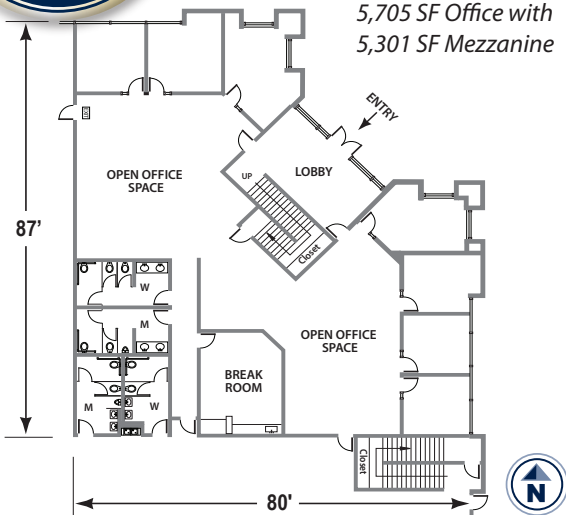
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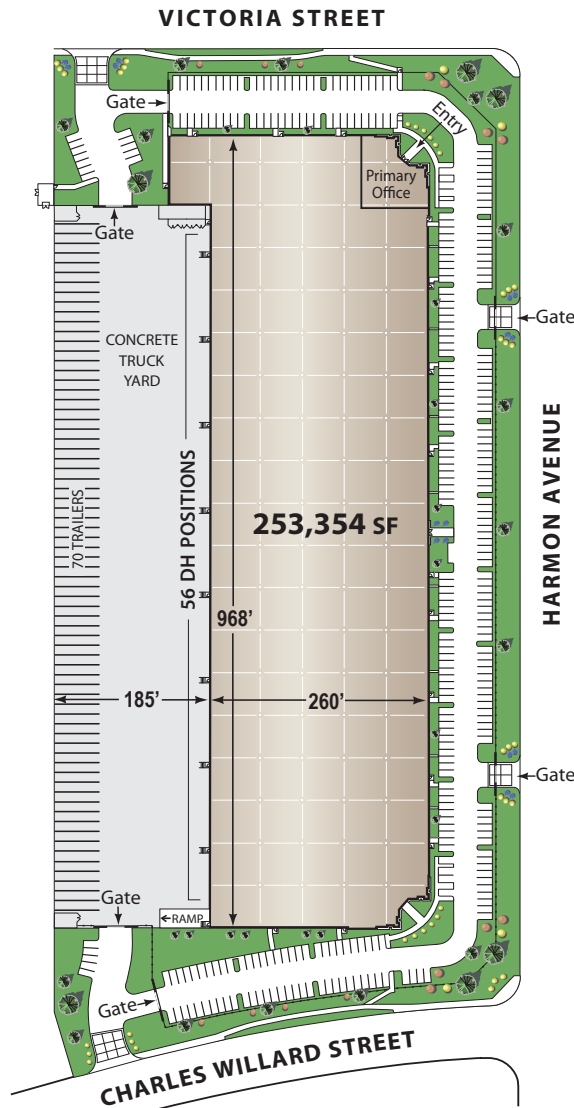


### 715 OFFICE PLAN

5,705 SF Office with  
5,301 SF Mezzanine



### LEGACY BUILDING<sup>SM</sup> 715 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

