

WATSON

INDUSTRIAL CENTER

81,428 SF

Available For Lease



Watson Building 104

22310 S. Bonita Street, 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: 81,428 SF

OFFICE SIZE: 3,720 SF

LAND SIZE: 171,318

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

WAREHOUSE LIGHTING: T8

SPRINKLER SYSTEM: .60 GPM/3,000 SF

MINIMUM CLEARANCE: 22'

PARKING SPACES: 111

DOCK HIGH TRUCK POSITIONS: 14

GROUND LEVEL DOORS: 3

TRUCK TURNING RADIUS: 124' South Side
87' East Side

BAY SPACING: 48' x 68' (typical)



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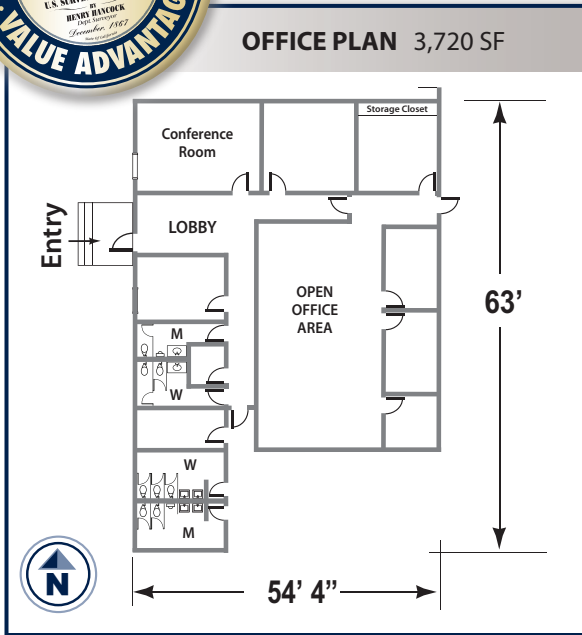
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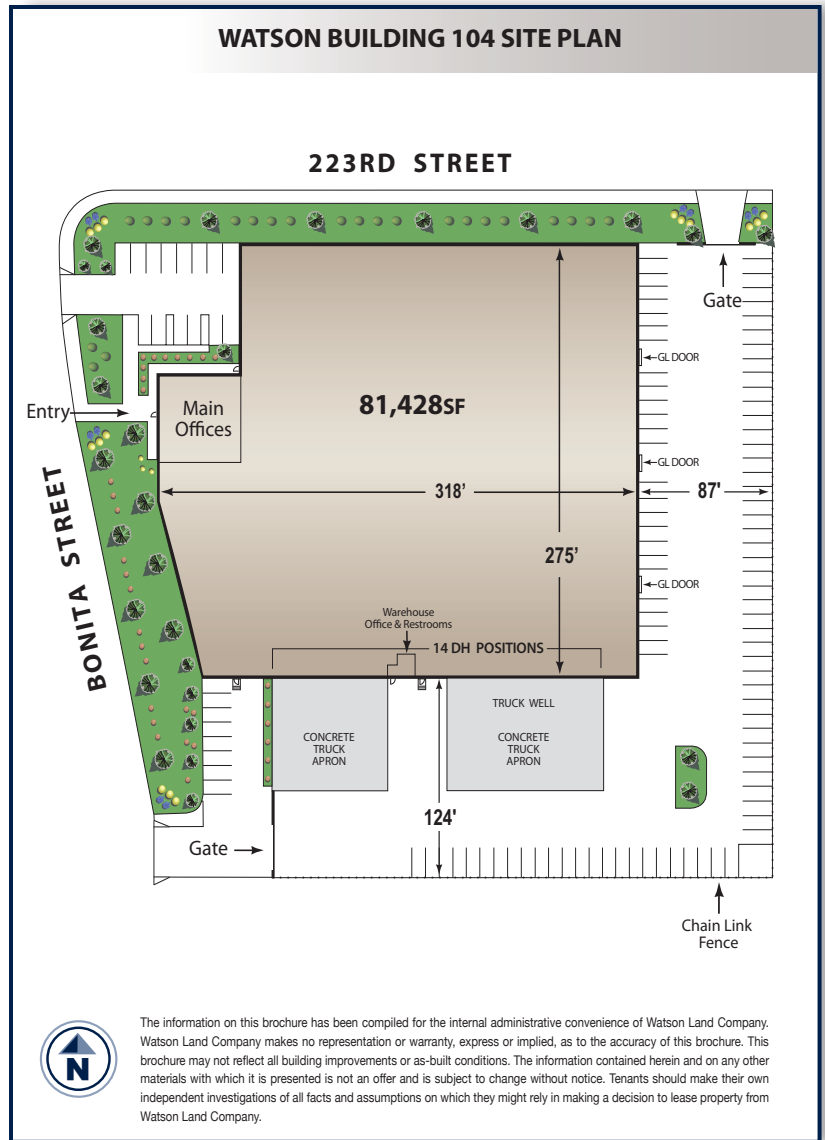
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OFFICE PLAN 3,720 SF



WATSON BUILDING 104 SITE PLAN



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