

# WATSON

INDUSTRIAL CENTER

## 258,678 SF

Available For Lease



Rare Overweight Corridor Building with Cross-Dock Loading

Watson Building **114**

771 Watson Center Road, Carson, CA 90745

### VALUE ADVANTAGE

8.44 acres of excess land for approximately 320 Trailer storage spots or additional auto parking

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:** 258,678 SF

**OFFICE SIZE:** 5,500 SF

**LAND SIZE:** 439,085 SF  
(Plus 367,646 SF Storage Yard)

**TRAILER STORAGE:** 320 Spots  
(approximately)

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

**WAREHOUSE LIGHTING:** LED

**SPRINKLER SYSTEM:** .33 GPM/3,000 SF  
and .45 GPM/3,000 SF

**PARKING SPACES:** 132 (Expandable)

**MINIMUM CLEARANCE:** 25'

**DOCK HIGH TRUCK POSITIONS:** 56  
Cross-Dock Loading

**GROUND LEVEL RAMP:** 3

**BAY SPACING:** 64' x 28' Typical



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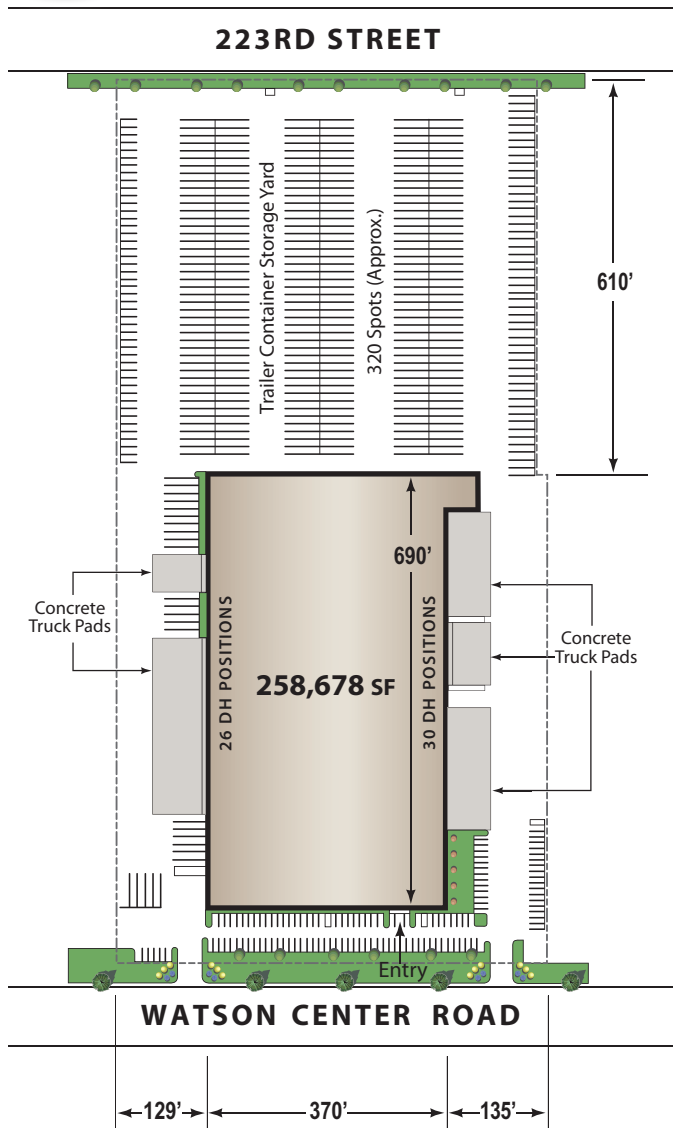
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## WATSON BUILDING 114 SITE PLAN



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## AERIAL VIEW



Building 114 located within red border



For Further Information Please Contact:

**Lance Ryan**  
lryan@watsonlandcompany.com

**Mike Bodlovich**  
mbodlovich@watsonlandcompany.com

**Phone 310.952.6417**  
**Fax 310.522.8788**

