

# WATSON

INDUSTRIAL CENTER

## 53,776 SF

Available For Lease



### Watson Building 141

1020 E. 230th 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:** 53,776 SF

**OFFICE SIZE:** 11,909 SF

**LAND SIZE:** 127,597 SF

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

**WAREHOUSE LIGHTING:** T-5 Fluorescent

**SPRINKLER SYSTEM:** .336 GPM/3,000 SF

**PARKING SPACES:** 116

**MINIMUM CLEARANCE:** 22'

**TURNING RADIUS:** 109'

**DOCK HIGH TRUCK POSITIONS: 8**  
3 - 20' x 10'  
2 - 9' x 10'

**GROUND LEVEL RAMP:**  
1 - 10' X 14'

**BAY SPACING:** 48' x 64' (typical)



# WATSON

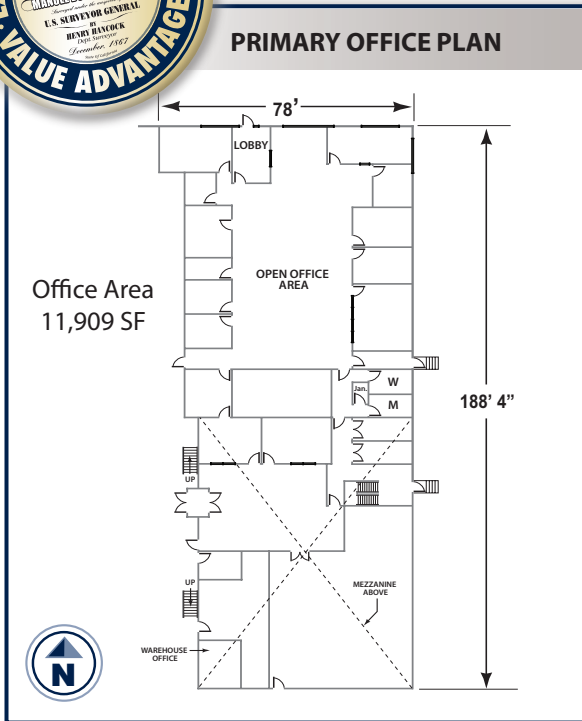
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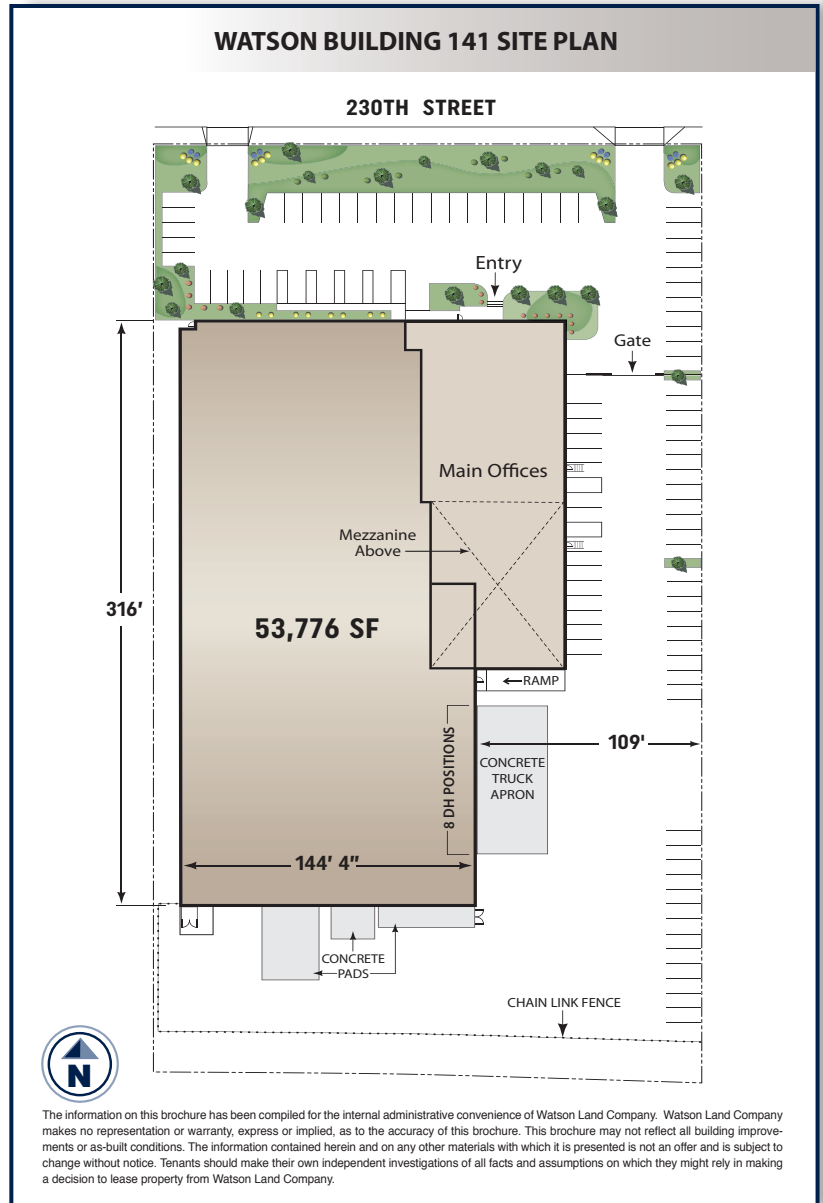


## PRIMARY OFFICE PLAN



Office Area  
11,909 SF

## WATSON BUILDING 141 SITE PLAN



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