

WATSON

CORPORATE CENTER

293,800 SF

Available For Lease



Watson Building 201

2000 E. Carson 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: 293,800 SF

OFFICE SIZE: 6,265 SF

LAND SIZE: 541,884 SF

POWER: 1,600 amps, 277/480 volts, 3 phase, 4 wire

WAREHOUSE LIGHTING: LED

SPRINKLER SYSTEM: ESFR

PARKING SPACES: 220

MINIMUM CLEARANCE: 25' to 28'

DOCK HIGH TRUCK POSITIONS: 54

GROUND LEVEL RAMPS: 4

TRUCK TURNING RADIUS: 153'

BAY SPACING: 44' x 64' (typical)

TRAILER STORAGE: 65

WATSON
LAND COMPANY

WATSON

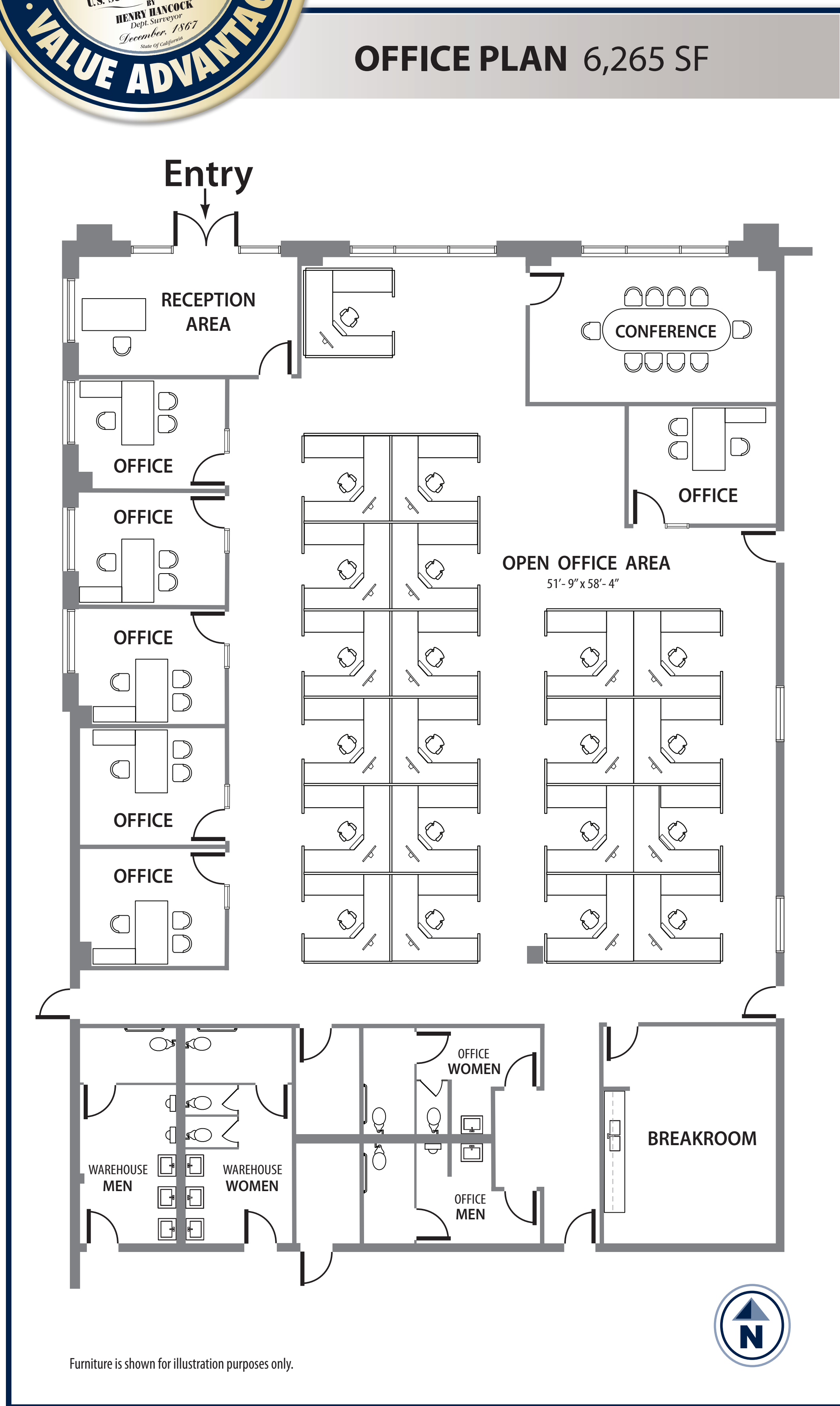
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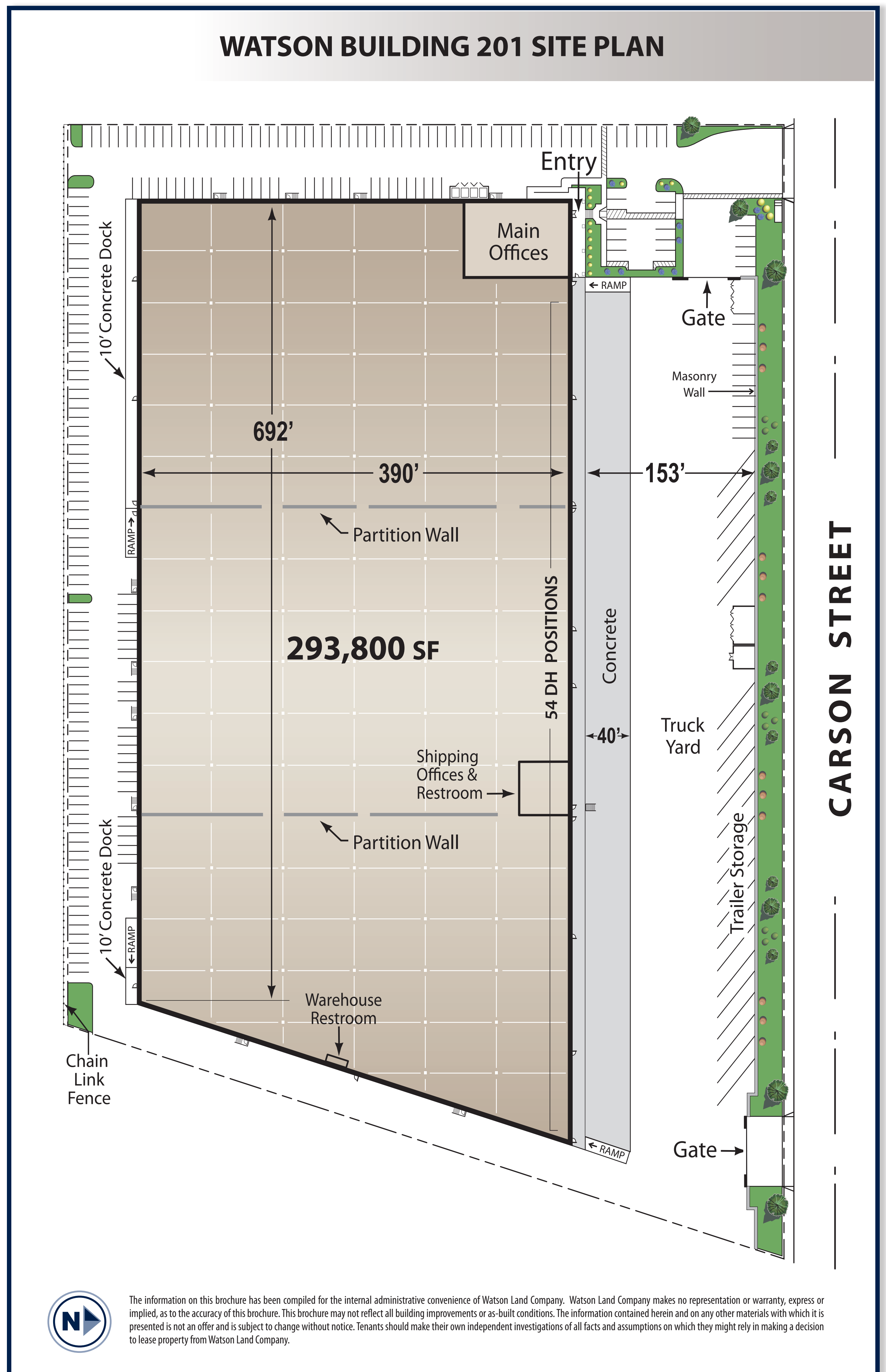
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OFFICE PLAN 6,265 SF



WATSON BUILDING 201 SITE PLAN



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