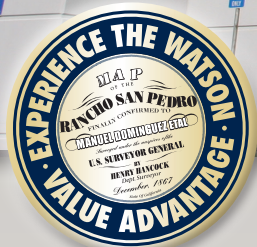


# DOMINGUEZ

## TECHNOLOGY CENTER

# 71,542 SF

Available For Lease



Legacy Building<sup>SM</sup> 727

18780 Central Avenue, Carson CA

### 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:** 71,542 SF

**OFFICE SIZE:** 4,300 SF

**LAND SIZE:** 192,601 SF

**POTENTIAL POWER CAPACITY:**  
1,200 amps, 277/480 volts,  
3 phase, 4 wire

**WAREHOUSE LIGHTING:** Metal Halide

**SPRINKLER SYSTEM:** ESFR

**PARKING SPACES:** 87

**MINIMUM CLEARANCE:** 32'

**TURNING RADIUS:** 136'

**DOCK HIGH TRUCK POSITIONS:** 21 - 9' x 10'

**GROUND LEVEL RAMP:** 1 - 12' x 14'

**BAY SPACING:** 50' x 52' (Typical)

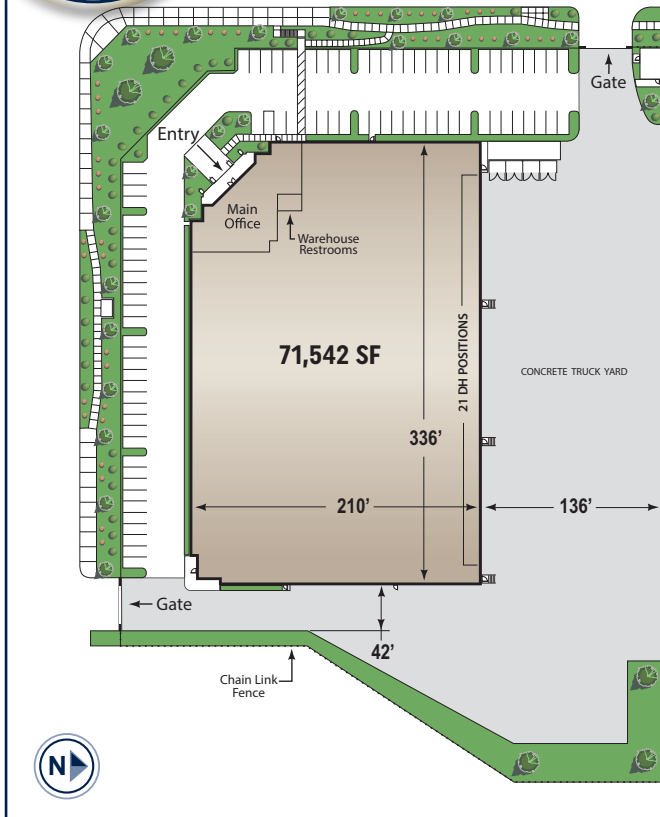


# DOMINGUEZ TECHNOLOGY CENTER

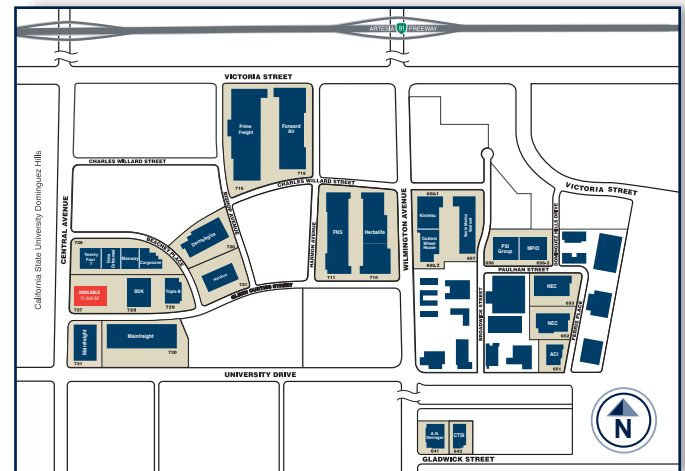
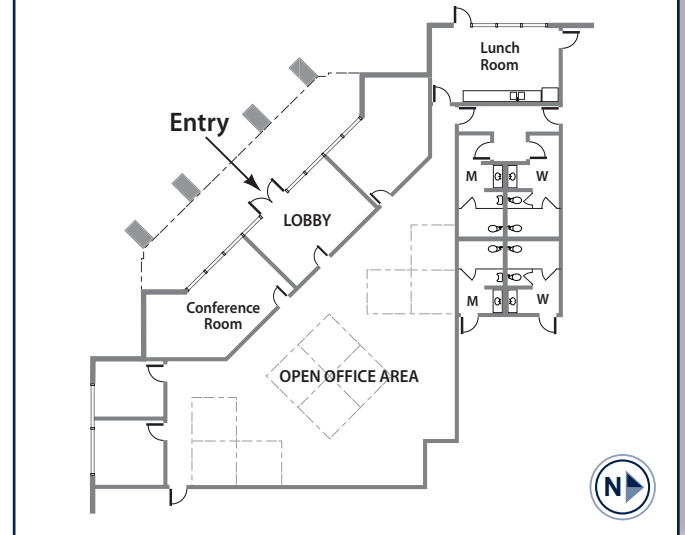
**71,542 SF**  
Available For Lease



**LEGACY BUILDING<sup>SM</sup> 727 SITE PLAN**



**OFFICE PLAN 4,300 SF**



For Further Information Contact:

**Lance Ryan**  
lryan@watsonlandcompany.com

**Mike Bodlovich**  
mbodlovich@watsonlandcompany.com



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