

WATSON

INDUSTRIAL CENTER

82,274 SF

Available For Lease



Watson Building **184.1**

970 E. 236th 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: 82,274

OFFICE SIZE: 5,753 SF

LAND SIZE: P.O.L.

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

WAREHOUSE LIGHTING: T5

SPRINKLER SYSTEM: .60 GPM/3,000 SF

PARKING SPACES: 107

MINIMUM CLEARANCE: 26'

DOCK HIGH TRUCK POSITIONS: 14

GROUND LEVEL RAMPS: 1

TRUCK TURNING RADIUS: Up to 113'

BAY SPACING: 48'x 48' (typical)



WATSON

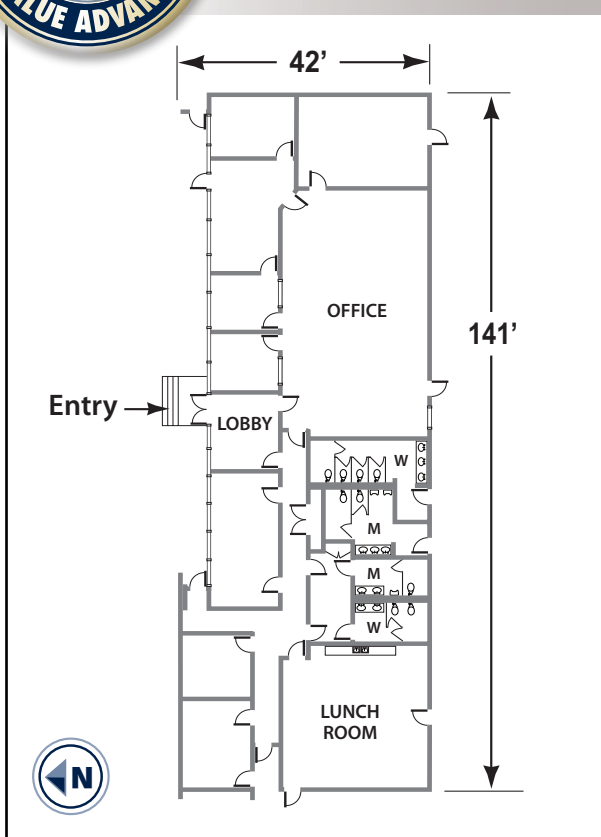
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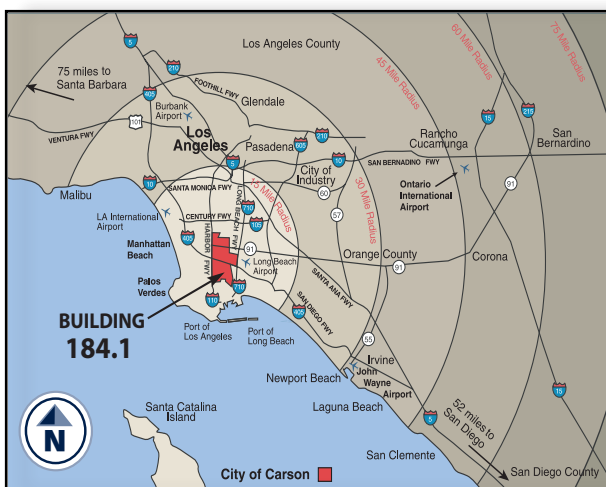
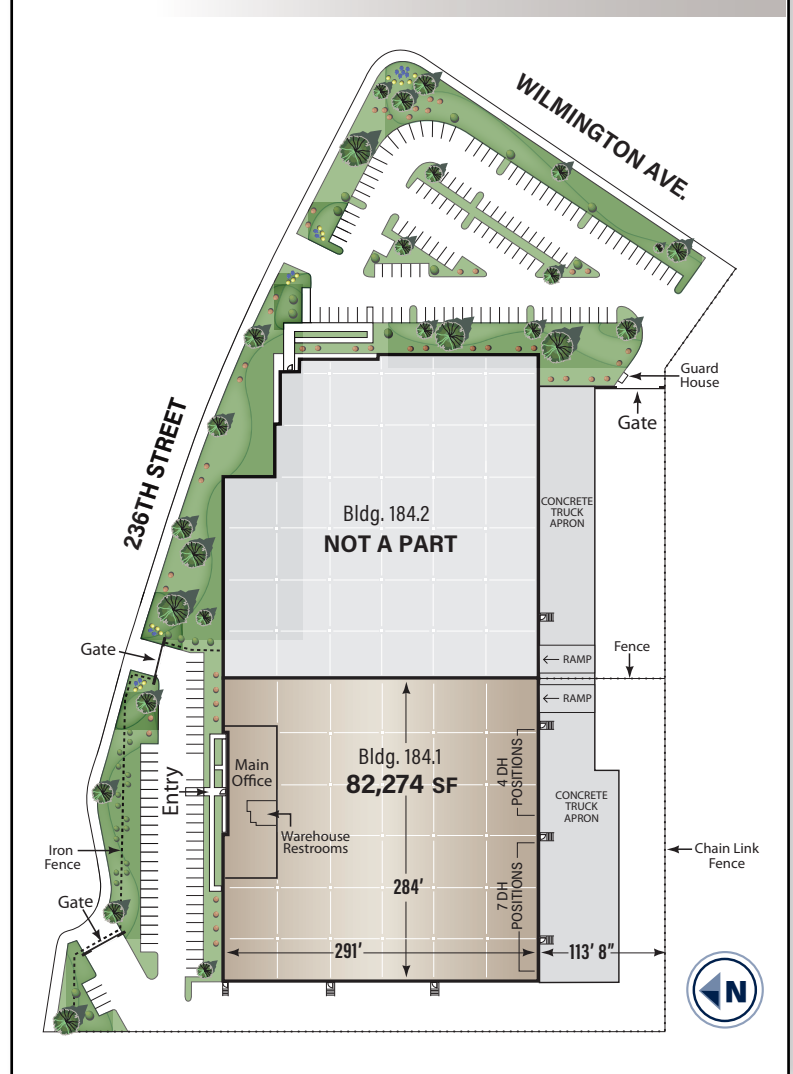
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OFFICE PLAN 5,753 SF



WATSON BUILDING 184.1 SITE PLAN



For Further Information Contact:

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