

WATSON

INDUSTRIAL CENTER

200,892 SF

Available For Lease

Overweight Corridor



Watson Building 140

800 E. 230th Street, Carson, California 90745

VALUE ADVANTAGE

Large side yard

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: 200,892 SF

OFFICE SIZE: 13,000 SF

LAND SIZE: 483,366 SF

POWER: 2,500 amps, 277/480 volts
3 phase, 4 wire

WAREHOUSE LIGHTING: LED
with motion sensors

SPRINKLER SYSTEM: .51 GPM/3,000 Sq. ft.

PARKING SPACES: Up to 247

MINIMUM CLEARANCE: 29'

TURNING RADIUS: 131'

DOCK HIGH TRUCK POSITIONS:
34 - 10' x 10'

GROUND LEVEL RAMP:
1 - 14' x 15' 1 - 10' x 15'

BAY SPACING: 30' x 51' (Typical)



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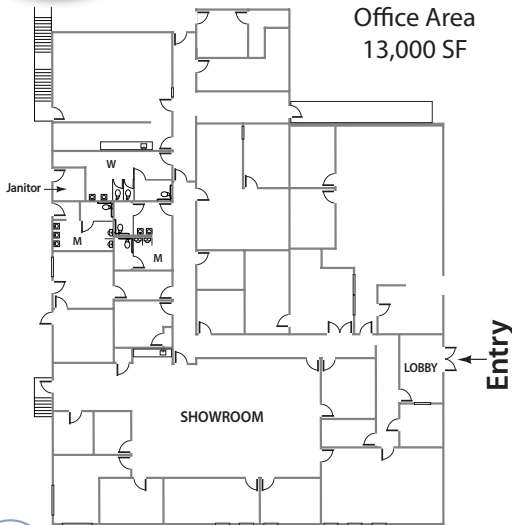
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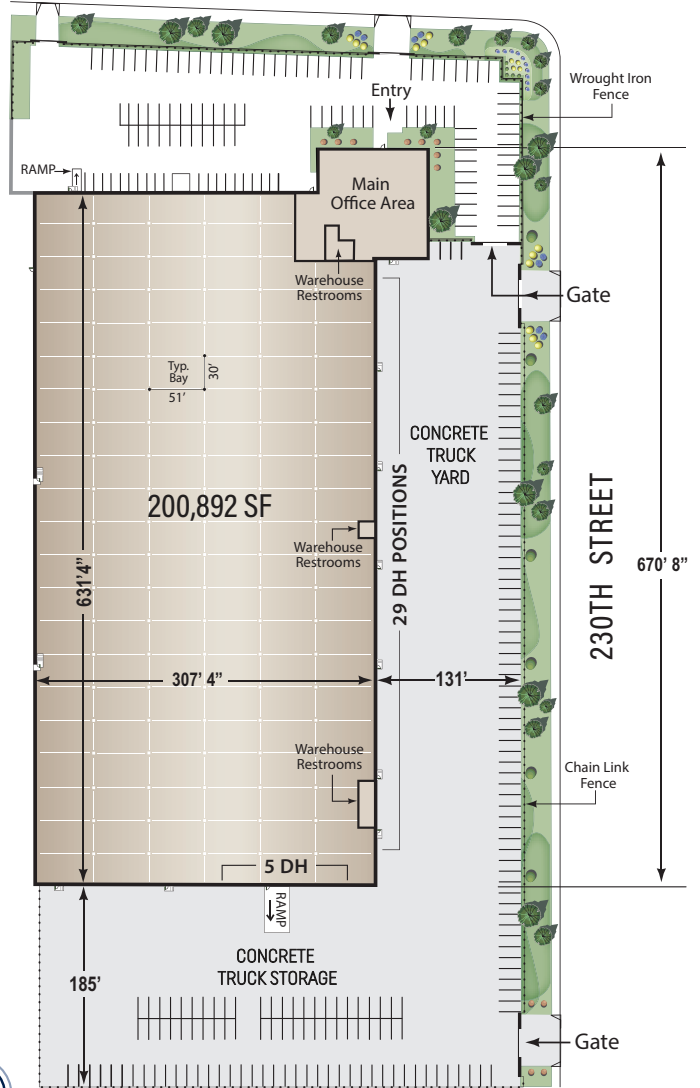
OFFICE PLAN

Office Area
13,000 SF



WATSON BUILDING 140 SITE PLAN

BANNING BLVD.



For Further Information Please Contact:

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