

WATSON

INDUSTRIAL CENTER

50,000 SF

Available For Lease

Overweight Corridor



Watson Building 195

23803 S. Wilmington Ave., Carson, CA 90745

VALUE ADVANTAGE

Large yard (2.45 acres excess)

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: 50,000 SF

OFFICE SIZE: 5,000 SF

LAND SIZE: 226,309 SF

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

WAREHOUSE LIGHTING: LED
with motion sensors

SPRINKLER SYSTEM:
.45 GPM/3,000 SF

PARKING SPACES: 77

MINIMUM CLEARANCE: 24'

TURNING RADIUS: 305'

DOCK HIGH TRUCK POSITIONS: 12

GROUND LEVEL RAMPS: 2 -10'X 14'

BAY SPACING: 40' x 55' (Typical)



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Phone 310.952.6417