

# 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

**POTENTIAL POWER CAPACITY:**  
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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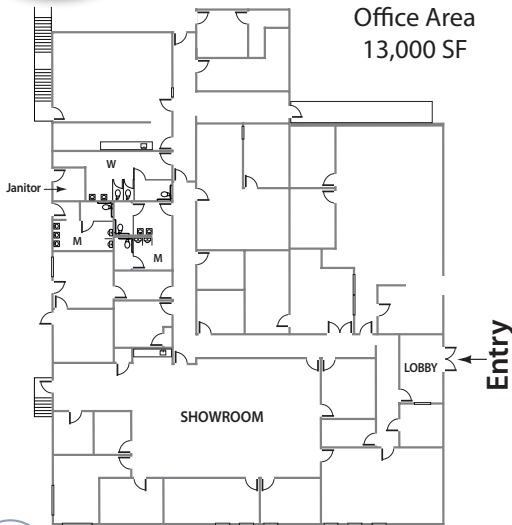
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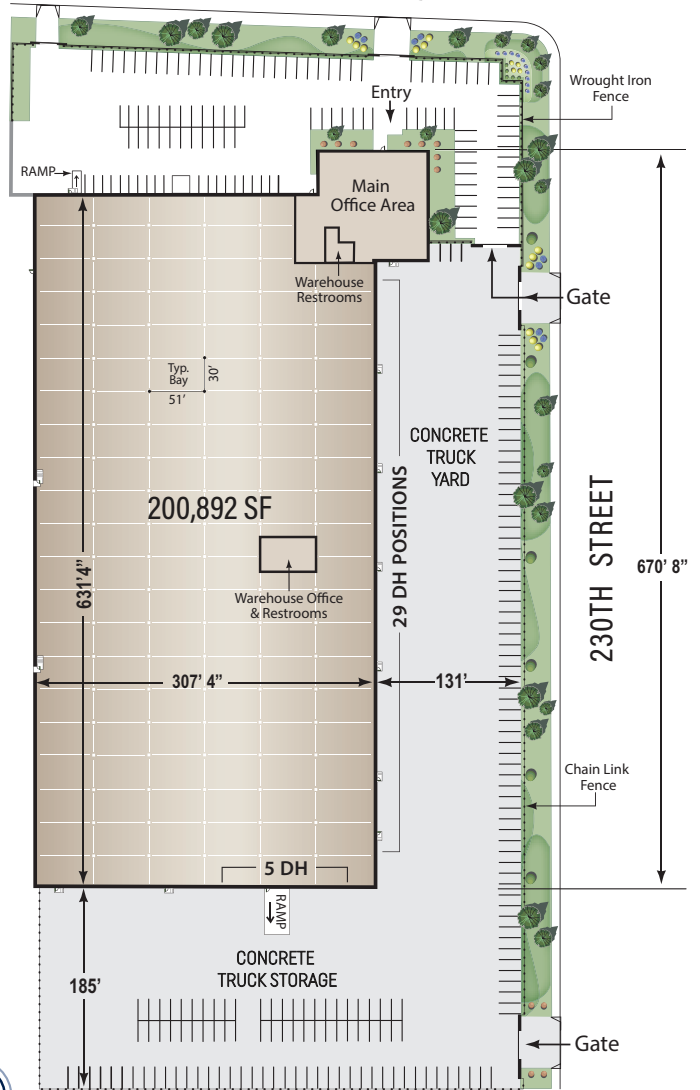
### OFFICE PLAN

Office Area  
13,000 SF



### WATSON BUILDING 140 SITE PLAN

BANNING BLVD.



For Further Information Please Contact:

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