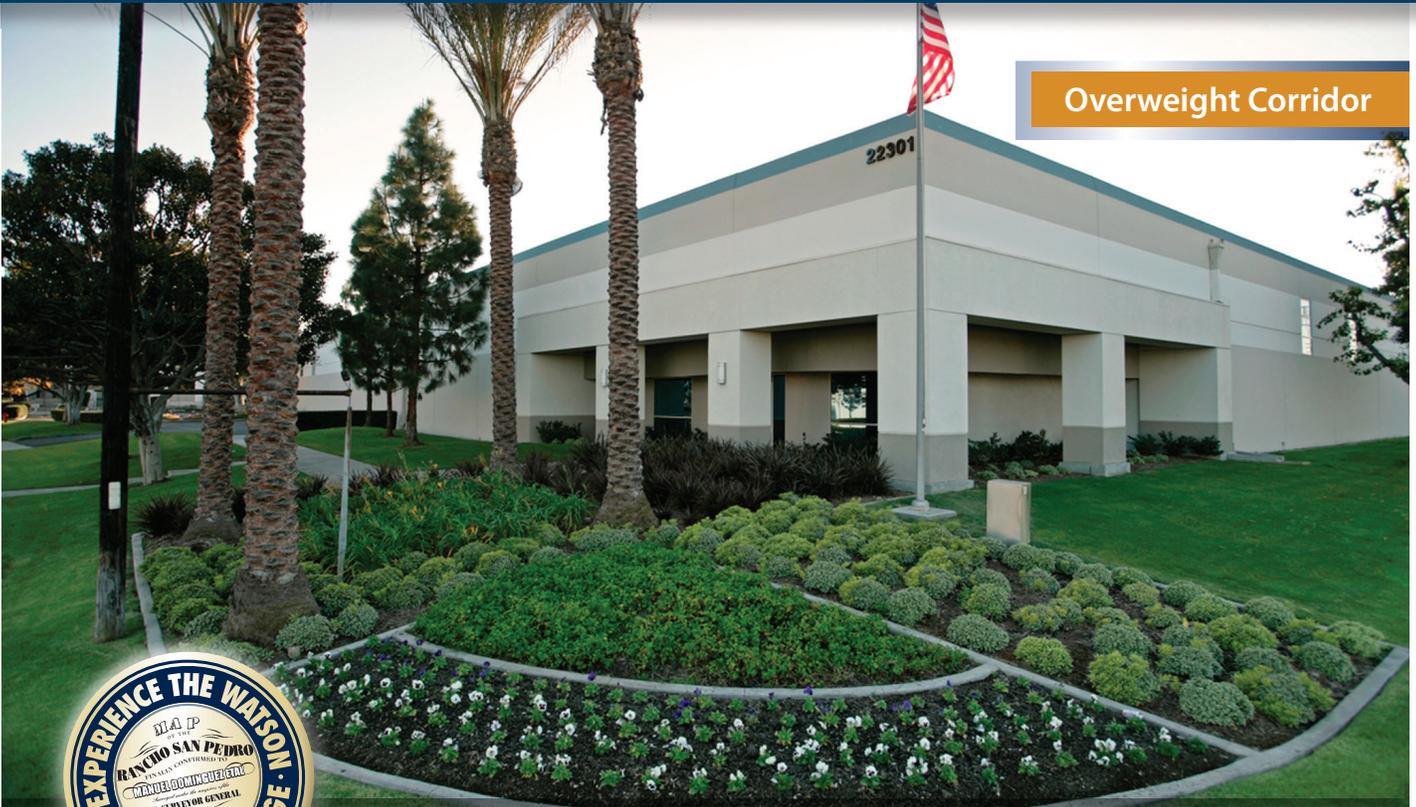


WATSON

INDUSTRIAL CENTER

72,000 SF

Available For Lease



Overweight Corridor



Watson Building 101

22301 S. Bonita 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: 72,000 SF

OFFICE SIZE: 2,484 SF

LAND SIZE: 146,362 SF (3.36 acres)

POWER: 800 amps, 277/480 volts, 3 phase, 4 wire

WAREHOUSE LIGHTING: Fluorescent

SPRINKLER SYSTEM: .385 GPM/4,000 SF

PARKING SPACES: 125

MINIMUM CLEARANCE: 19'4" - 21'9"

DOCK HIGH TRUCK POSITIONS: 4

GROUND LEVEL RAMPS: 2

TRUCK TURNING RADIUS: 122'

BAY SPACING: 24' x 57' (typical)



WATSON

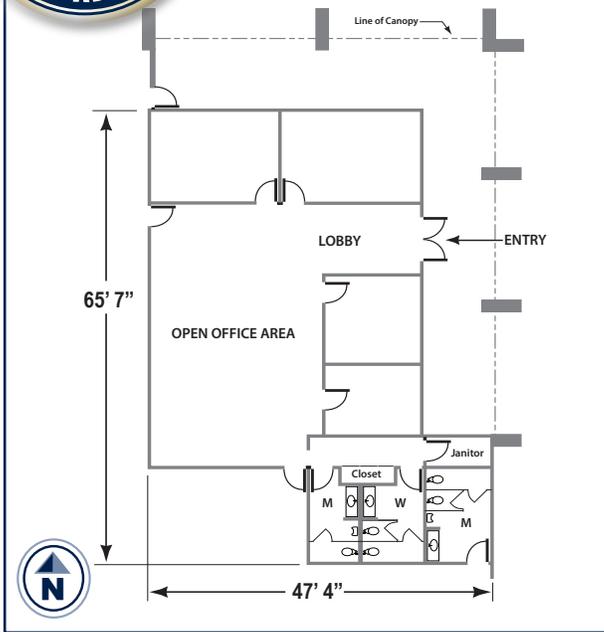
INDUSTRIAL CENTER

72,000 SF

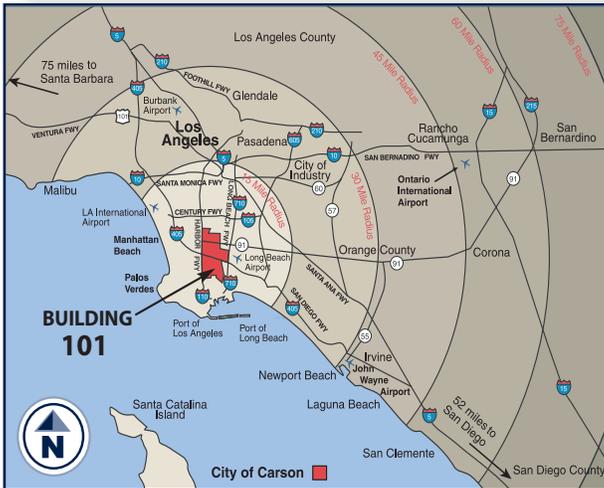
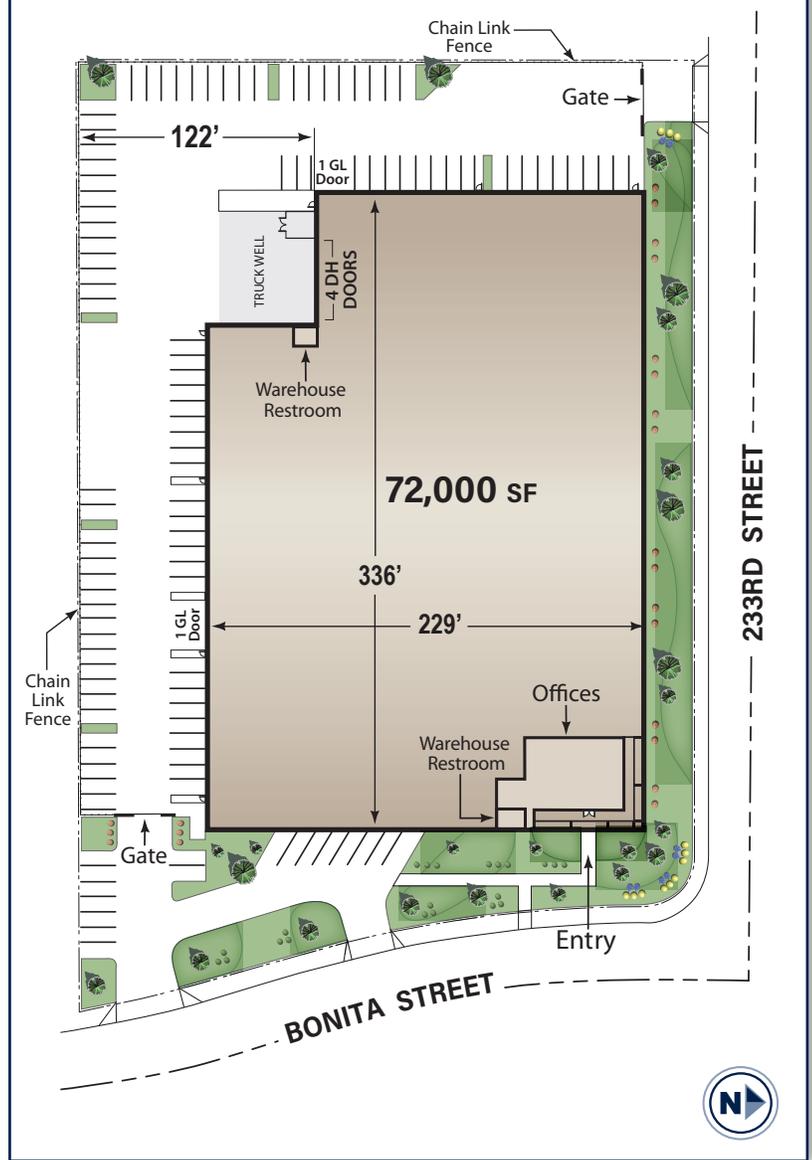
Available For Lease



OFFICE PLAN 2,484 SF



WATSON BUILDING 101 SITE PLAN



For Further Information Please Contact:

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