

# WATSON

INDUSTRIAL CENTER

## 103,185 SF

Available For Lease

Overweight Corridor



Watson Building 155

989 E. 233rd. Street, Carson, CA 90745

### VALUE ADVANTAGE

Excess Yard Area

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:** 103,185 SF

**OFFICE SIZE:** 4,811 SF

**LAND SIZE:** 195,791 SF

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

**WAREHOUSE LIGHTING:** T8

**SPRINKLER SYSTEM:** .54 GPM/3,000 SF

**PARKING SPACES:** 126

**MINIMUM CLEARANCE:** 24' 5"

**DOCK HIGH TRUCK POSITIONS:** 19  
(1 - 9'x 10' and 9 - 18'x 11')

**GROUND LEVEL RAMPS:** 3  
(1 - 12'x 14', 1 - 16'x 11' and 1 - 18'x 14')

**BAY SPACING:** 48' x 48' (Typical)



