

# WATSON

INDUSTRIAL CENTER

## 13,000 SF

Available For Lease

Overweight Corridor



Watson Building 192.1

23848 Banning Blvd., Carson, California 90745

### VALUE ADVANTAGE

Corner location

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:** 13,000 SF

**OFFICE SIZE:** 1,263 SF

**LAND SIZE:** Part of Larger

**POTENTIAL POWER CAPACITY:**  
400 amps, 120/208 volts, 3 phase, 4 wire

**WAREHOUSE LIGHTING:** LED  
with motion sensors

**SPRINKLER SYSTEM:** .45 GPM/3,000 SF

**MINIMUM CLEARANCE:** 18'5"

**TURNING RADIUS:** 72'

**DOCK HIGH TRUCK POSITIONS:**  
1 - 18' x 10'

**GROUND LEVEL RAMP:**  
1 - 10' x 12'

**BAY SPACING:** 22' x 50'



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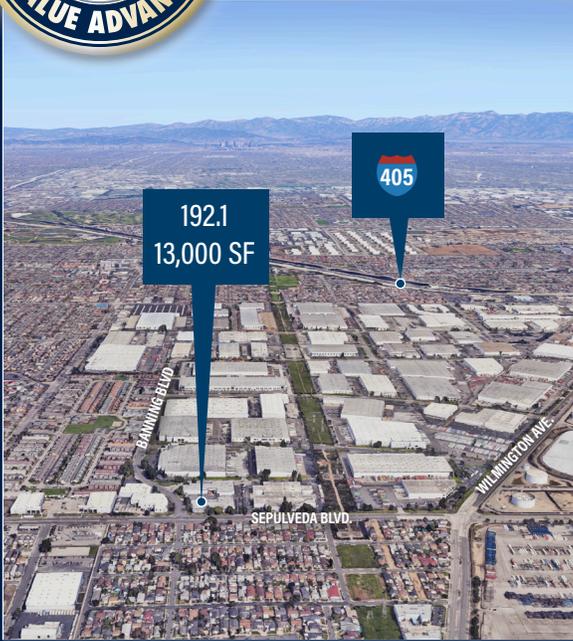
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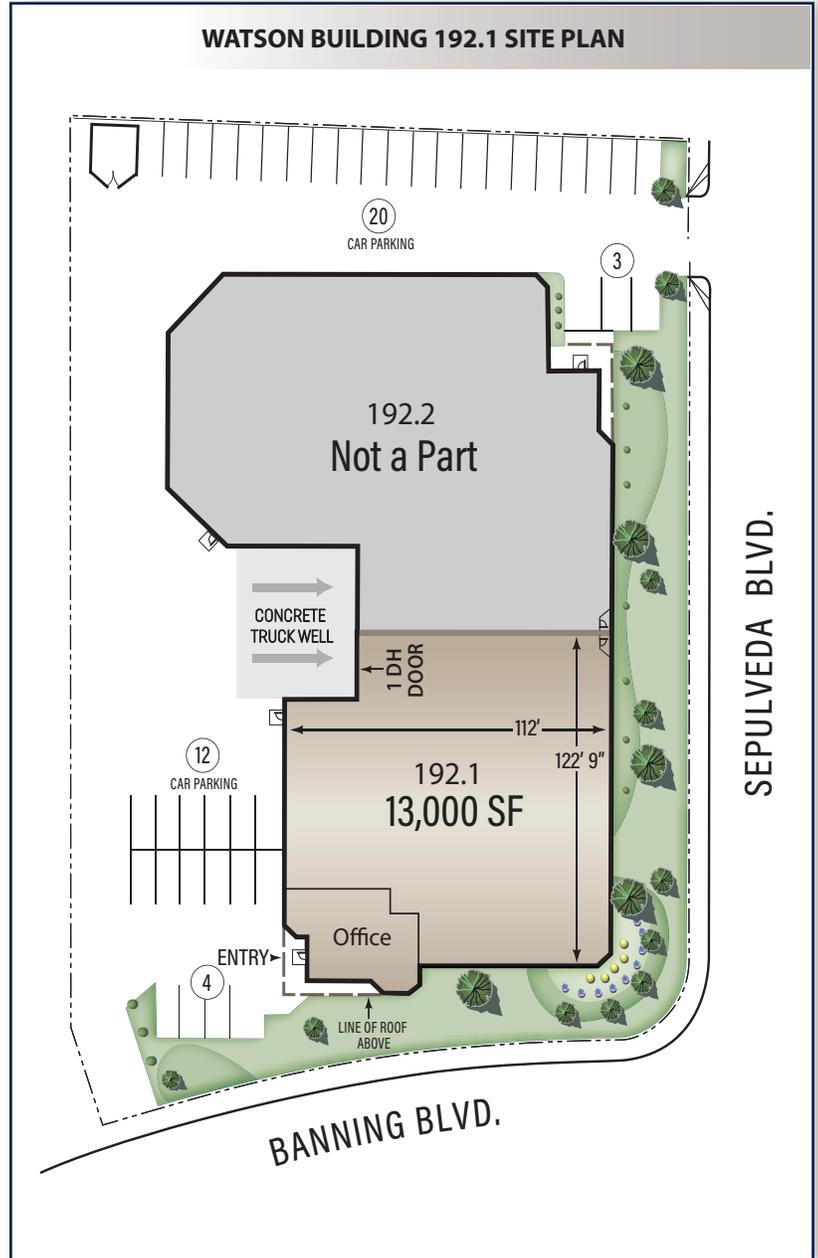
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192.1 LOCATION AERIAL



WATSON BUILDING 192.1 SITE PLAN



For Further Information Please Contact:

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