

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

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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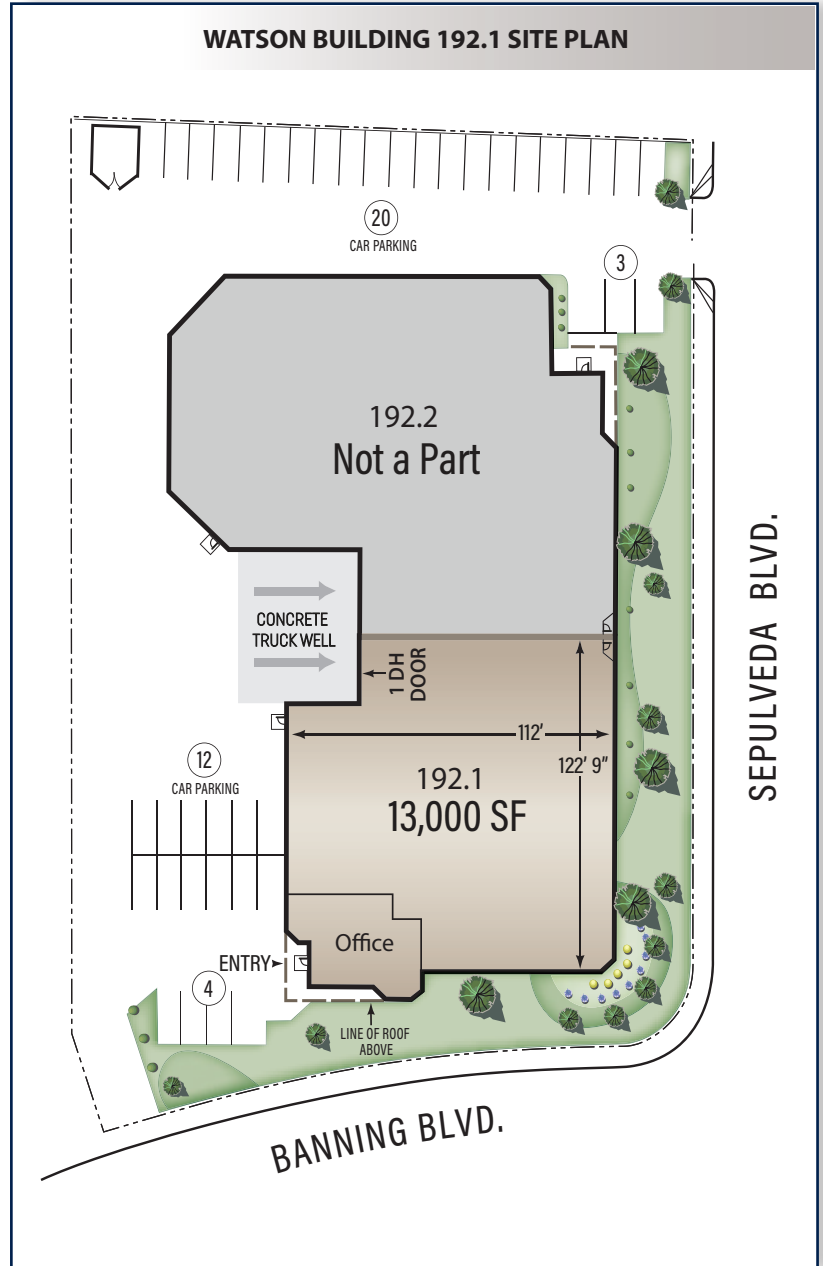
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192.1 LOCATION AERIAL



WATSON BUILDING 192.1 SITE PLAN



For Further Information Please Contact:

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