

DOMINGUEZ TECHNOLOGY CENTER

60,690 SF
Available For Lease



Legacy BuildingSM 641

19520 S. Wilmington Ave. Rancho Dominguez, CA

VALUE ADVANTAGE

Lower energy costs

25% more cubic storage than a 24' clear building

Full concrete truck 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) Frwys.

Near Intermodal Container Transfer Facility

SPECIFICATIONS

BUILDING SIZE: 60,690 SF

OFFICE SIZE: 2,750 SF

LAND SIZE: 152,895 SF

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

WAREHOUSE LIGHTING: LED
with motion sensors

SPRINKLER SYSTEM: 60 GPM/3000 SF

PARKING SPACES: 65

MINIMUM CLEARANCE: 30'

TURNING RADIUS: 135'

DOCK HIGH TRUCK POSITIONS: 15 - 9' x 10'

GROUND LEVEL RAMP: 1 - 12' X 14'

BAY SPACING: 60' x 52' (Typical)
60' first bay from loading doors



