

# DOMINGUEZ

## TECHNOLOGY CENTER

# 72,063 SF

Available For Lease



Legacy Building<sup>SM</sup> 658.2

18560 S. Wilmington Ave., Rancho Dominguez, CA 90220

### 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:** 72,063 SF

**OFFICE SIZE:** 4,063 SF

**LAND SIZE:** Part of Larger

**POTENTIAL POWER CAPACITY:**  
400 amps, 277/480 volts, 3 phase, 4 wire (expandable)

**WAREHOUSE LIGHTING:** LED with motion sensors

**SPRINKLER SYSTEM:** ESFR

**PARKING SPACES:** 82

**MINIMUM CLEARANCE:** 30'

**TURNING RADIUS:** Up to 135'

**DOCK HIGH TRUCK POSITIONS:** 12 - 9' x 10'

**GROUND LEVEL RAMP:** 1

**BAY SPACING:** 50' x 52' (Typical)  
60' at first loading bay



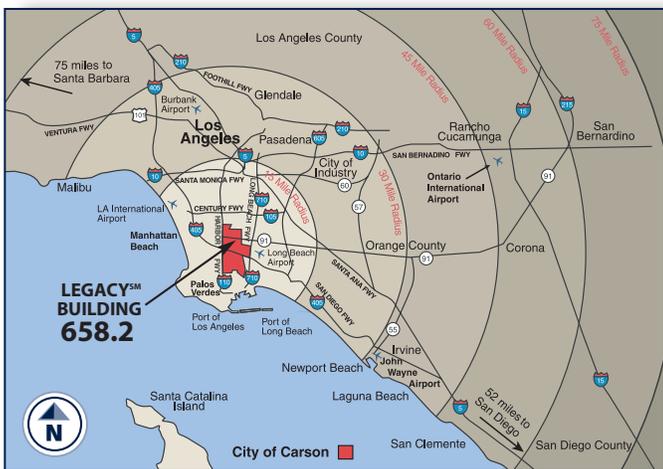
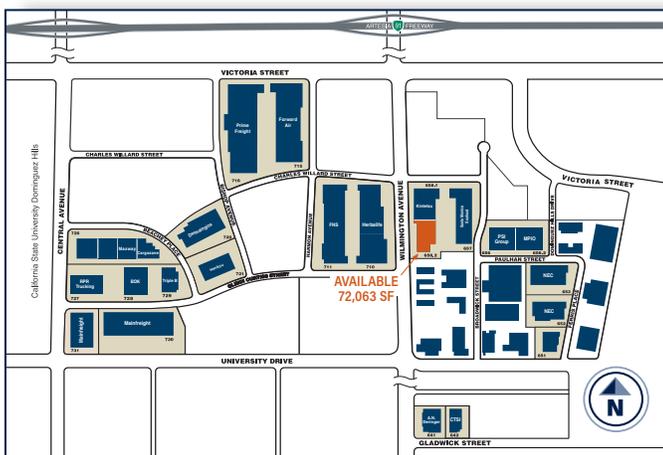
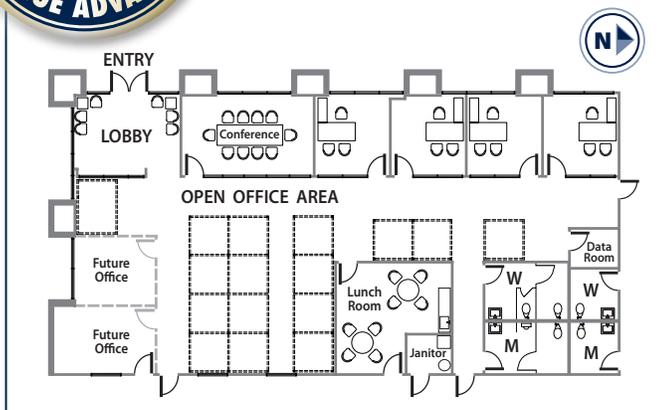
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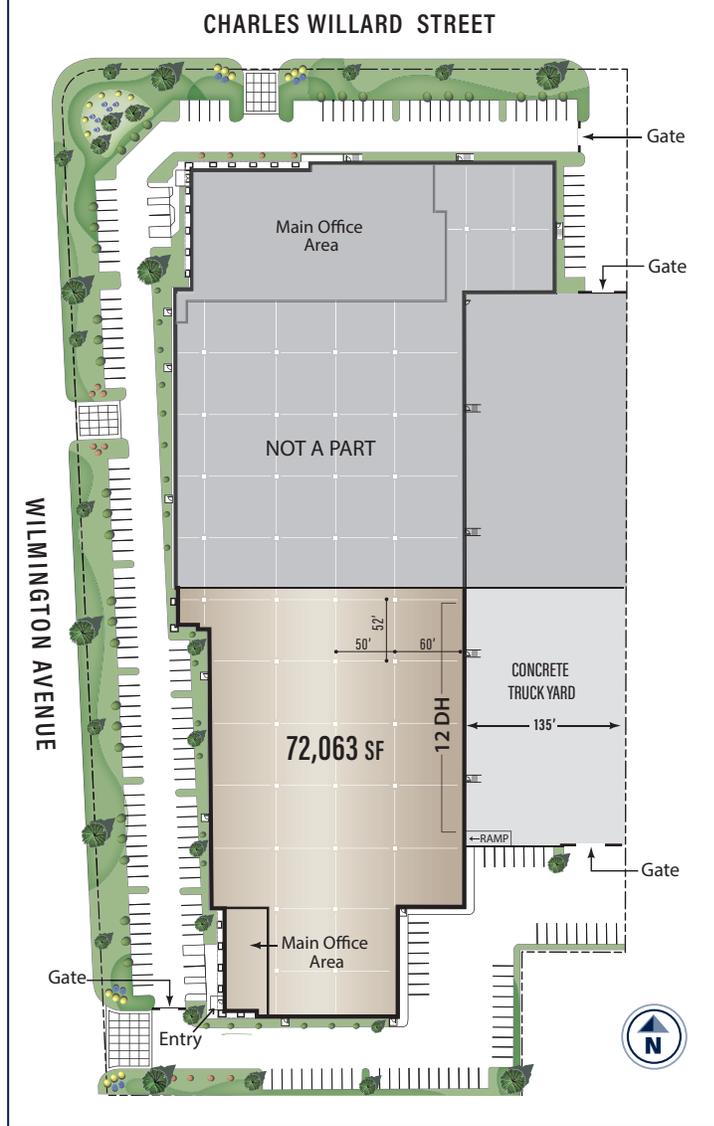
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OFFICE PLAN 4,063 SF



LEGACY BUILDING<sup>SM</sup> 658.2 SITE PLAN



For Further Information Please Contact:

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