

# WATSON

INDUSTRIAL CENTER

## 72,000 SF

Available For Lease



Overweight Corridor



Watson Building 101

22301 S. Bonita Street, Carson, CA 90745

### 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:** 72,000 SF

**OFFICE SIZE:** 2,484 SF

**LAND SIZE:** 146,362 SF (3.36 acres)

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

**WAREHOUSE LIGHTING:** LED

**SPRINKLER SYSTEM:** .385 GPM/4,000 SF

**PARKING SPACES:** 125

**MINIMUM CLEARANCE:** 19' 4" - 21' 9"

**DOCK HIGH TRUCK POSITIONS:** 4

**GROUND LEVEL RAMPS:** 2

**TRUCK TURNING RADIUS:** 122'

**BAY SPACING:** 24' x 57' (typical)



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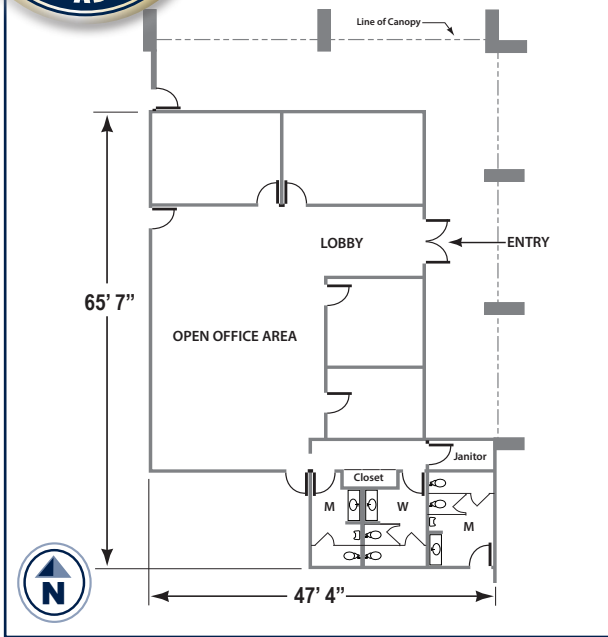
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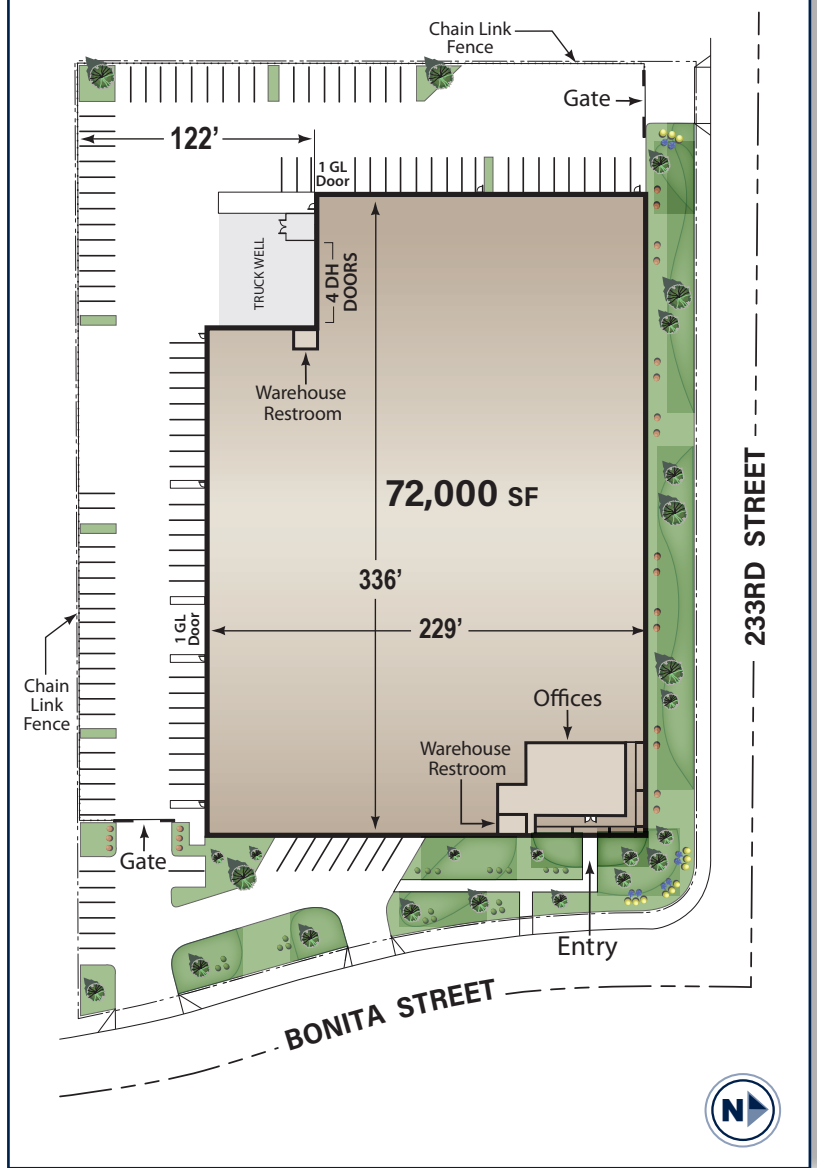
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OFFICE PLAN 2,484 SF



WATSON BUILDING 101 SITE PLAN



For Further Information Please Contact:

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