

WATSON

INDUSTRIAL CENTER

103,185 SF

Available For Lease

Overweight Corridor



Watson Building 155

989 E. 233rd. Street, Carson, CA 90745

VALUE ADVANTAGE

Excess Yard Area

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: 103,185 SF

OFFICE SIZE: 4,811 SF

LAND SIZE: 195,791 SF

POTENTIAL POWER CAPACITY:
1,200 amps, 277/480 volts, 3 phase, 4 wire

WAREHOUSE LIGHTING: LED

SPRINKLER SYSTEM: .54 GPM/3,000 SF

PARKING SPACES: 126

MINIMUM CLEARANCE: 24' 5"

DOCK HIGH TRUCK POSITIONS: 19
(1 - 9'x 10' and 9 - 18'x 11')

GROUND LEVEL RAMPS: 3
(1 - 12'x 14', 1 - 16'x 11' and 1 - 18'x 14')

BAY SPACING: 48' x 48' (Typical)



WATSON

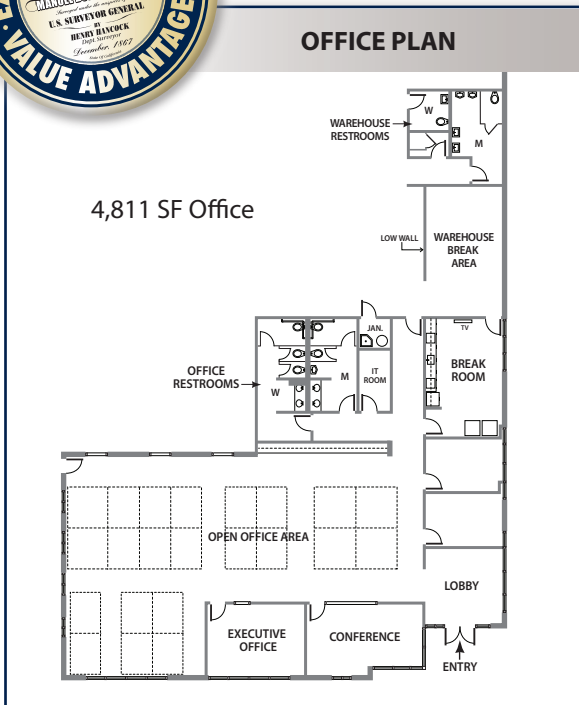
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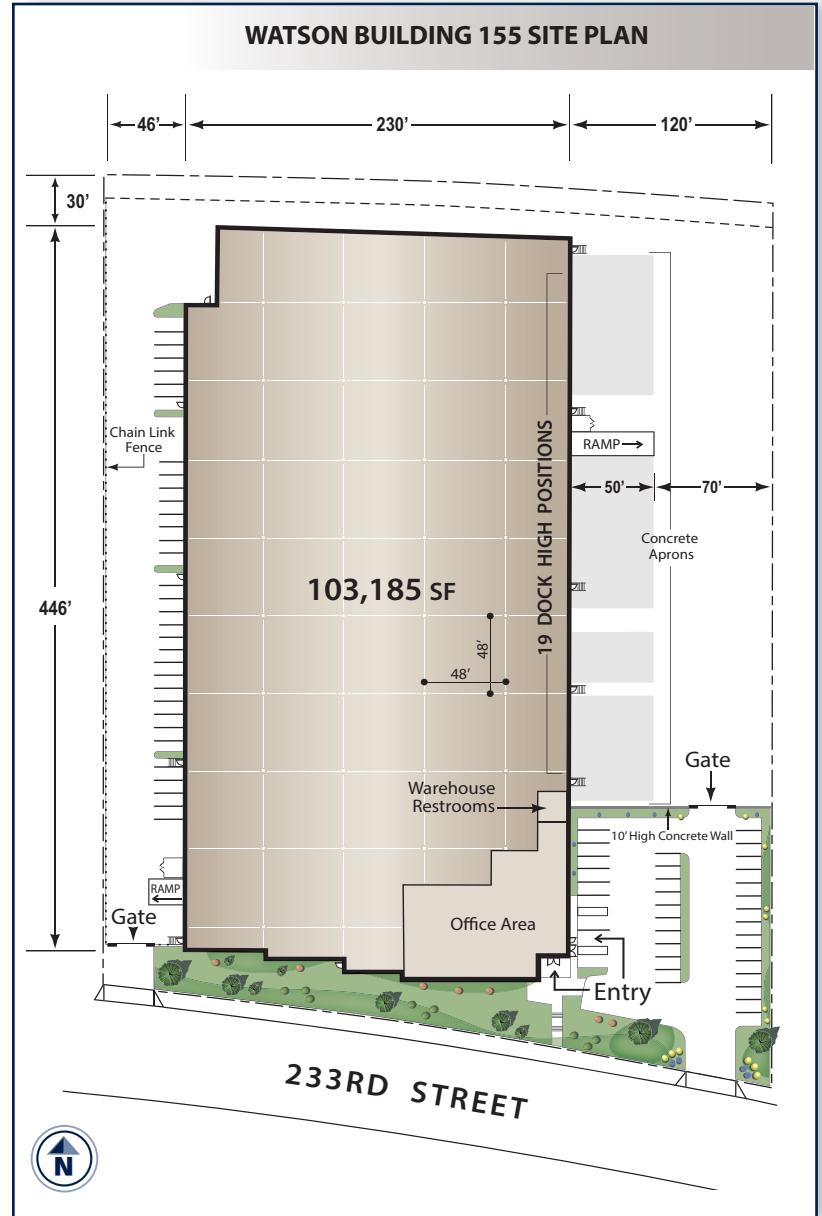
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OFFICE PLAN



WATSON BUILDING 155 SITE PLAN



For Further Information Please Contact:

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