

# DOMINGUEZ

## TECHNOLOGY CENTER

# 50,296 SF

Available For Lease



Legacy Building<sup>SM</sup> 651 | 18831 Ferris Place, Rancho Dominguez, CA

### VALUE ADVANTAGE

Expandable loading to 11 DH

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:** 50,296 SF

**OFFICE SIZE:** 3,585 SF

**LAND SIZE:** 119,790 SF

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

**WAREHOUSE LIGHTING:** LED  
with motion sensors

**SPRINKLER SYSTEM:** ESFR

**PARKING SPACES:** 77

**MINIMUM CLEARANCE:** 30'

**TURNING RADIUS:** 120'

**DOCK HIGH TRUCK POSITIONS:** 11

**GROUND LEVEL RAMP:** 1 - 14' X 16'

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

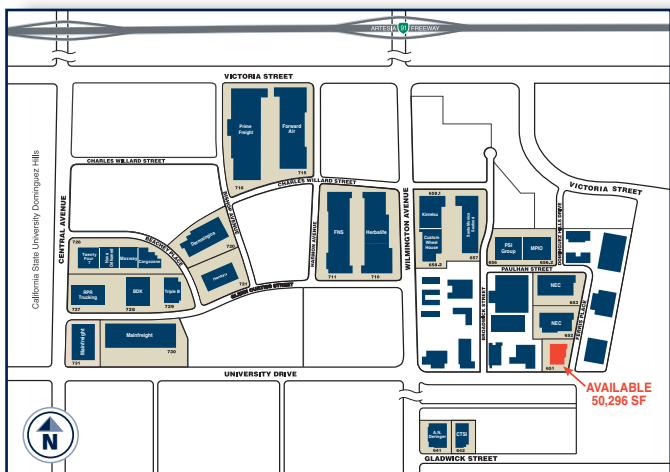
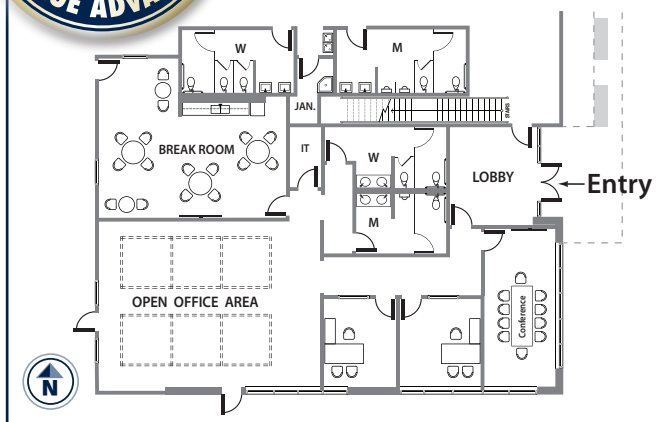


# DOMINGUEZ TECHNOLOGY CENTER

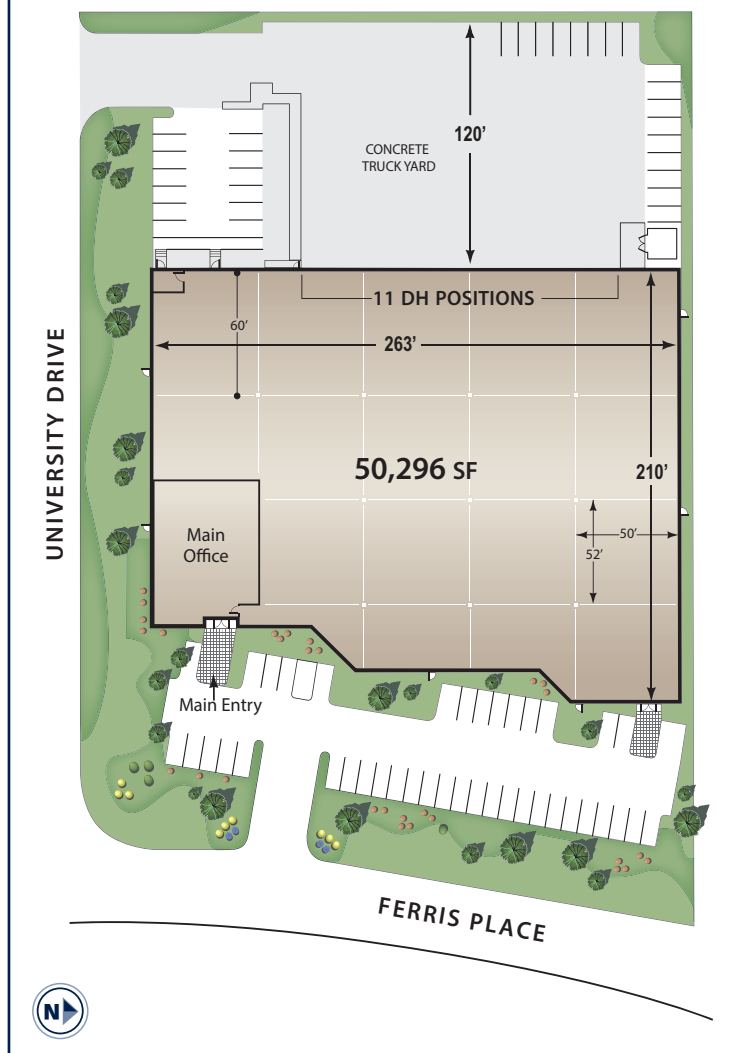
**50,296 SF**  
Available For Lease



**OFFICE PLAN 3,585 SF**



**LEGACY BUILDING<sup>SM</sup> 651 SITE PLAN**



For Further Information Contact:

**Lance Ryan**  
lryan@watsonlandcompany.com

**Mike Bodlovich**  
mbodlovich@watsonlandcompany.com



The information on this brochure has been compiled for the internal administrative convenience of Watson Land Company. Watson Land Company makes no representation or warranty, express or implied, as to the accuracy of this brochure. This brochure may not reflect all building improvements or as-built conditions. The information contained herein and on any other materials with which it is presented is not an offer and is subject to change without notice. Tenants should make their own independent investigations of all facts and assumptions on which they might rely in making a decision to lease property from Watson Land Company.