

WATSON

INDUSTRIAL CENTER

83,742 SF

Available For Lease



Watson Building **184.2**

23601 S. Wilmington Ave., 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: 83,742 SF

OFFICE SIZE: 12,234 SF

LAND SIZE: Part of Larger

POWER: 2,000 amps, 277/480 volts
3 phase, 4 wire

WAREHOUSE LIGHTING: LED

SPRINKLER SYSTEM: .60 GPM/3,000 SF

PARKING SPACES: 126

MINIMUM CLEARANCE: 26'

TURNING RADIUS: 113'

DOCK HIGH TRUCK POSITIONS: 15

GROUND LEVEL RAMPS: 1 -12' X 14'

BAY SPACING: 48' x 48' (Typical)



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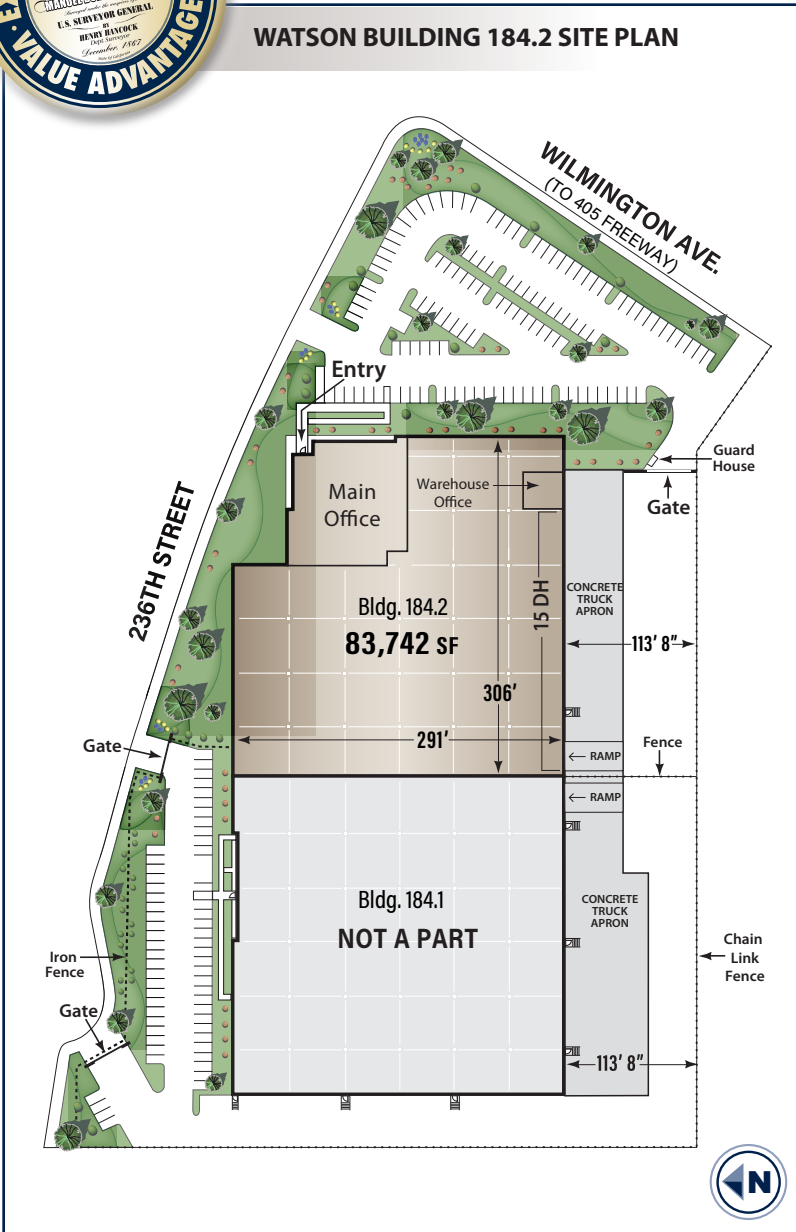
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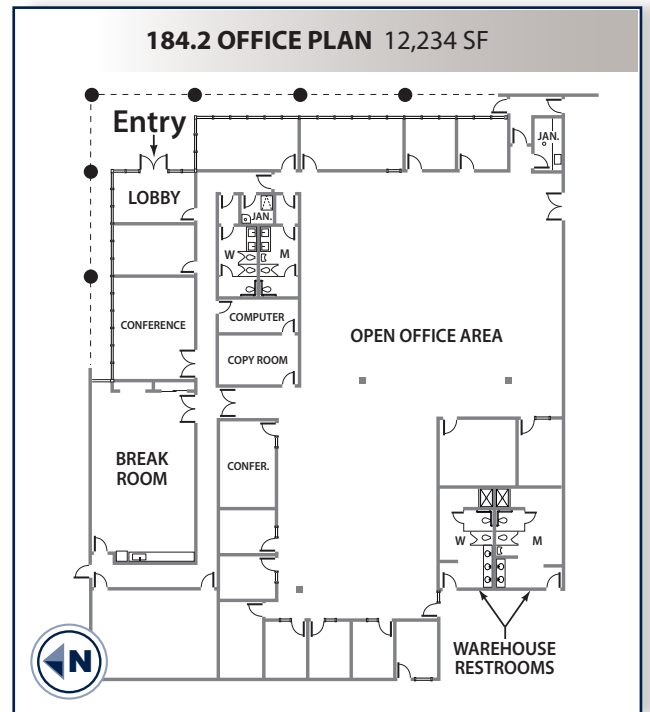
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WATSON BUILDING 184.2 SITE PLAN



184.2 OFFICE PLAN 12,234 SF



For Further Information Please Contact:

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