

WATSON

INDUSTRIAL CENTER

31,846 SF

Available For Lease

Overweight Corridor



Watson Building 191

928 E. 238th Street, Carson, California 90745

VALUE ADVANTAGE

Corner location

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: 31,846 SF

OFFICE SIZE: 2,770 SF

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

WAREHOUSE LIGHTING: LED
with motion sensors

PARKING SPACES: 24

MINIMUM CLEARANCE: 18'

TURNING RADIUS: 53' 8"

DOCK HIGH TRUCK POSITIONS:
2 - 12' x 20' (double overhead)

GROUND LEVEL RAMP:
1 - 10' x 14' 1 - 15' x 12'

BAY SPACING: 24' on center



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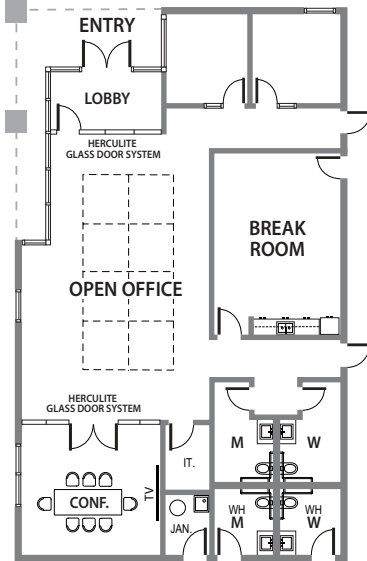
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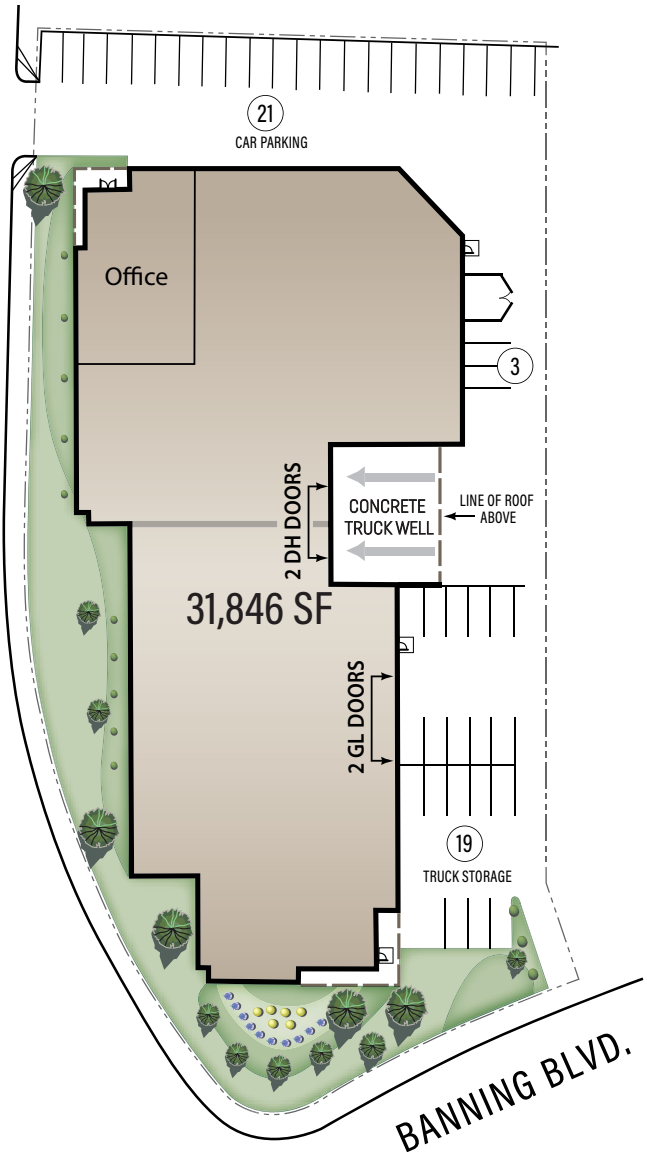
191 OFFICE PLAN

Main Office 2,770 SF



WATSON BUILDING 191 SITE PLAN

238TH STREET



For Further Information Please Contact:

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