

WATSON

CORPORATE CENTER

58,938 SF

Available For Lease



Legacy BuildingSM **205**

2277 E. 220th Street, Carson, CA 90810

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: 58,938 SF

OFFICE SIZE: 4,467 SF

LAND SIZE: 147,362 SF / 3.38 AC

POTENTIAL POWER CAPACITY:
2,000 amps, 277/480 volts, 3 phase, 4 wire
(Expandable to 4,000 amps)

WAREHOUSE LIGHTING: LED
with motion sensors

SPRINKLER SYSTEM: ESFR

PARKING SPACES: 72

MINIMUM CLEARANCE: 36'

DOCK HIGH TRUCK POSITIONS: 12
9' x 10'

GROUND LEVEL RAMP: 1 - 12' X 14'

BAY SPACING: 50' X 66' (Typical)

TURNING RADIUS: 165'



WATSON

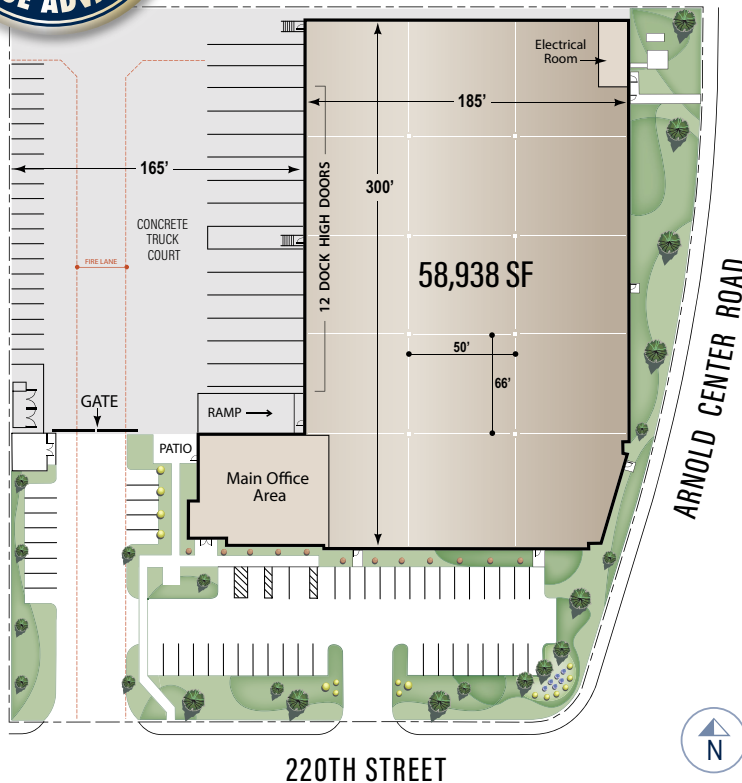
CORPORATE CENTER

58,938 SF

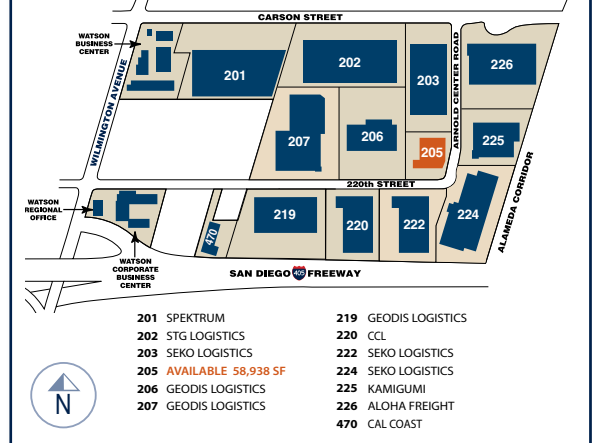
Available For Lease



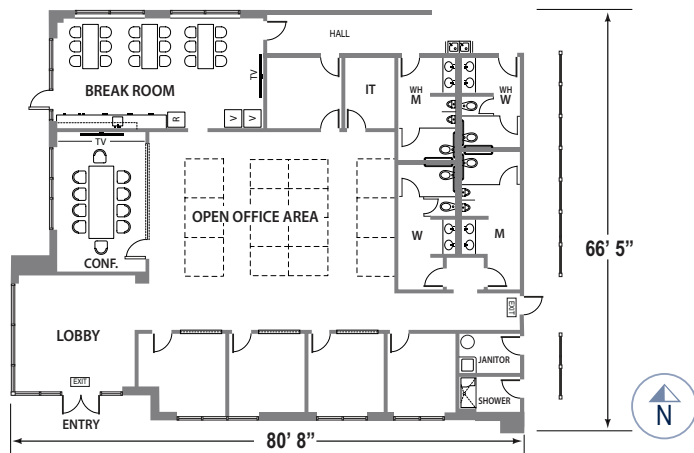
LEGACY BUILDINGSM 205 SITE PLAN



WATSON CORPORATE CENTER



205 MAIN OFFICE 4,467 SF



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.