

WATSON

CORPORATE CENTER

177,400 SF

Available For Lease



Watson LegacySM Building 207

2155 E. 220th Street, Carson, CA

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: 177,400 SF

OFFICE SIZE: 5,694 SF

LAND SIZE: 9.092 acres

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

WAREHOUSE LIGHTING: LED
with motion sensors

SPRINKLER SYSTEM: ESFR

PARKING SPACES: 225

MINIMUM CLEARANCE: 32'

DOCK HIGH TRUCK POSITIONS: 37
9' X 10'

GROUND LEVEL RAMPS: 2
12' X 14'

BAY SPACING: 60' X 52'

TURNING RADIUS: 200'
All concrete truck yard



WATSON

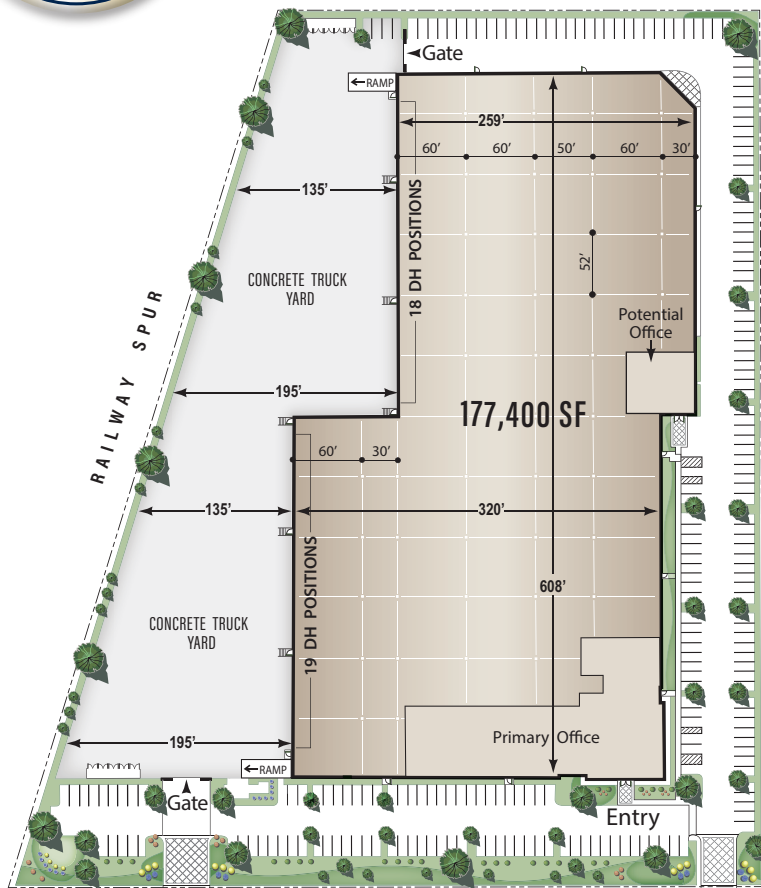
CORPORATE CENTER

177,400 SF

Available For Lease

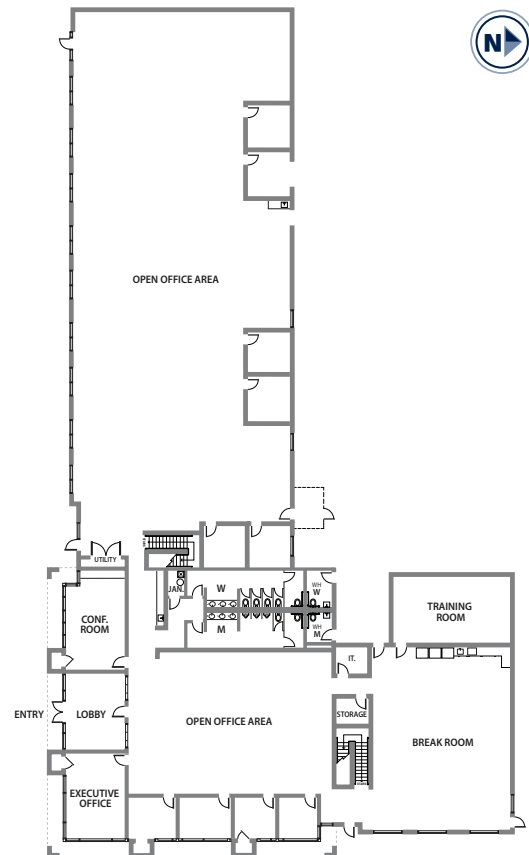


WATSON LEGACYSM BUILDING 207 SITE PLAN



220TH STREET

207 MAIN OFFICE PLAN: 5,694 SF Total



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.

WATSON LAND COMPANY 22010 Wilmington Avenue, Carson, California 90745

Phone 310.952.6417