

WATSON

CORPORATE CENTER

148,725 SF

Available For Lease

405 Freeway Frontage



LegacySM Building 219 | 2116 E. 220th Street, Carson, CA 90810



Build Green. Everyone Profits.

LEED- Leadership in Energy & Environmental Design

Legacy BuildingSM 219 has been constructed as a LEED[®] certified building. LEED[®] developments are voluntary and are designed to be environmentally responsible, high performing, sustainable and healthy places to work.

*LEED is a registered trademark of the U.S. Green Building Council.

SPECIFICATIONS

BUILDING SIZE: 148,725 SF
OFFICE SIZE: 4,176 SF first floor, 4,550 SF mezzanine
LAND SIZE: 340,304 SF
POTENTIAL POWER CAPACITY: 1,600 amps, 480/277 volts, 3 phase, 4 wire
WAREHOUSE LIGHTING: LED with motion sensors
MINIMUM CLEARANCE: 32'
DOCK HIGH TRUCK POSITIONS: 32 9' X 10'
GROUND LEVEL RAMPS: 1 12' X 14'
BAY SPACING: 60' X 52'
TURNING RADIUS: up to 185'
SPRINKLER SYSTEM: ESFR
PARKING SPACES: 103

LEGACY FEATURES

405 Freeway frontage
Over 270,000 cars per day
Excess yard for trailer storage
100% concrete truck courts
3% skylights
Architectural two-story glass entries
7" thick reinforced, 4,000 psi concrete floor slabs
Abundant clerestory glass
Foreign Trade Zone 202



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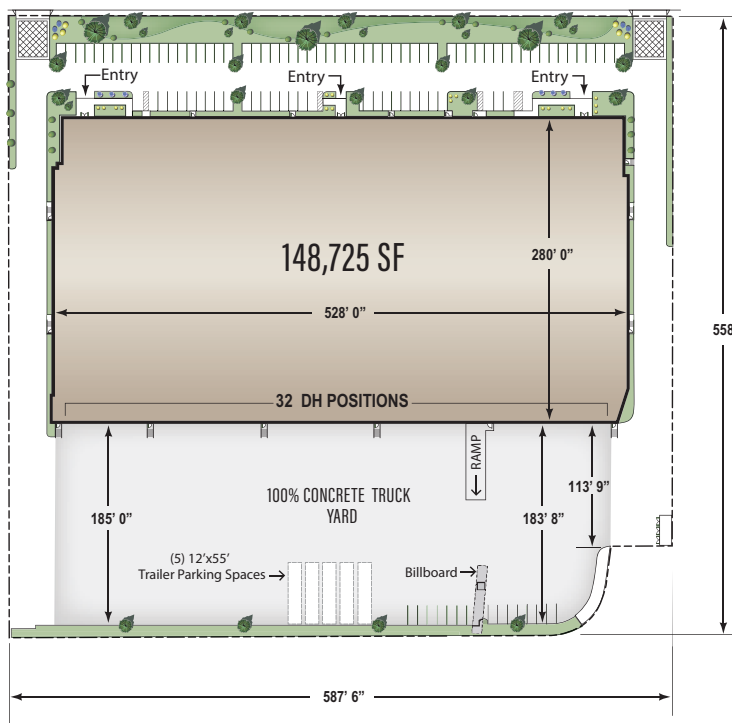
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WATSON LEGACYSM BUILDING 219 SITE PLAN

220TH STREET



405 FREEWAY



For Further Information Contact:

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