

WATSON

INDUSTRIAL CENTER

147,500 SF

Available For Lease



Watson Building 112

22600 South Bonita Street, 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: 147,500 SF

OFFICE SIZE: 6,546 SF
(Includes 1,050 SF Shop Office)

LAND SIZE: 283,556 SF

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

WAREHOUSE LIGHTING: Fluorescent

SPRINKLER SYSTEM:
.30 GPM/3,000 SF (South Warehouse),
Ordinary Hazard (North Warehouse)

PARKING SPACES: 230

MINIMUM CLEARANCE:

14' North Warehouse, 18' South Warehouse

TURNING RADIUS: 125'

DOCK HIGH TRUCK POSITIONS: 5 - 19' x 12'

GROUND LEVEL RAMP: 1 - 12' X 10'
2 - 8' x 10'

BAY SPACING: 20' x 62' Typical



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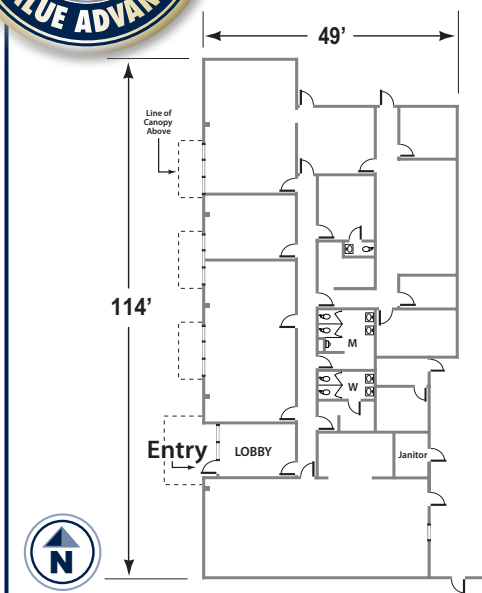
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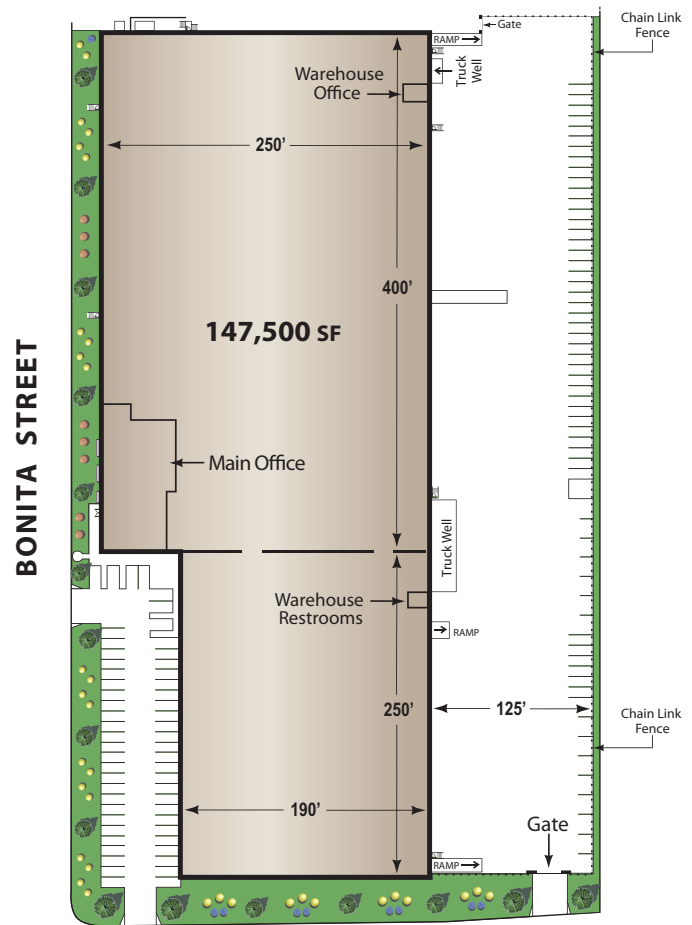
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OFFICE PLAN



WATSON BUILDING 112 SITE PLAN



WATSONCENTER ROAD



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