

WATSON

INDUSTRIAL CENTER

119,668 SF

Available For Lease



Legacy BuildingSM 134

1041 E. 230th 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: 119,668 SF

OFFICE SIZE: 4,375 SF

LAND SIZE: 293,908 SF

POWER: 1,200 amps, expandable to 3,000 amps, 277/480 volts, 3 phase, 4 wire

WAREHOUSE LIGHTING: T5

SPRINKLER SYSTEM: ESFR

PARKING SPACES: 88

MINIMUM CLEARANCE: 32'

TURNING RADIUS: 147'

DOCK HIGH TRUCK POSITIONS: 28 - 9' x 10'

GROUND LEVEL RAMP: 1 - 12' X 14'

BAY SPACING: 52' x 50' Typical, 60' first bay from loading doors



WATSON

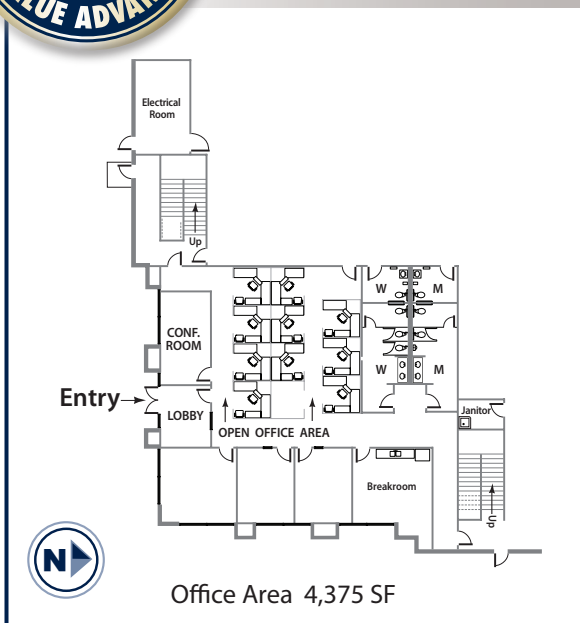
INDUSTRIAL CENTER

119,668 SF

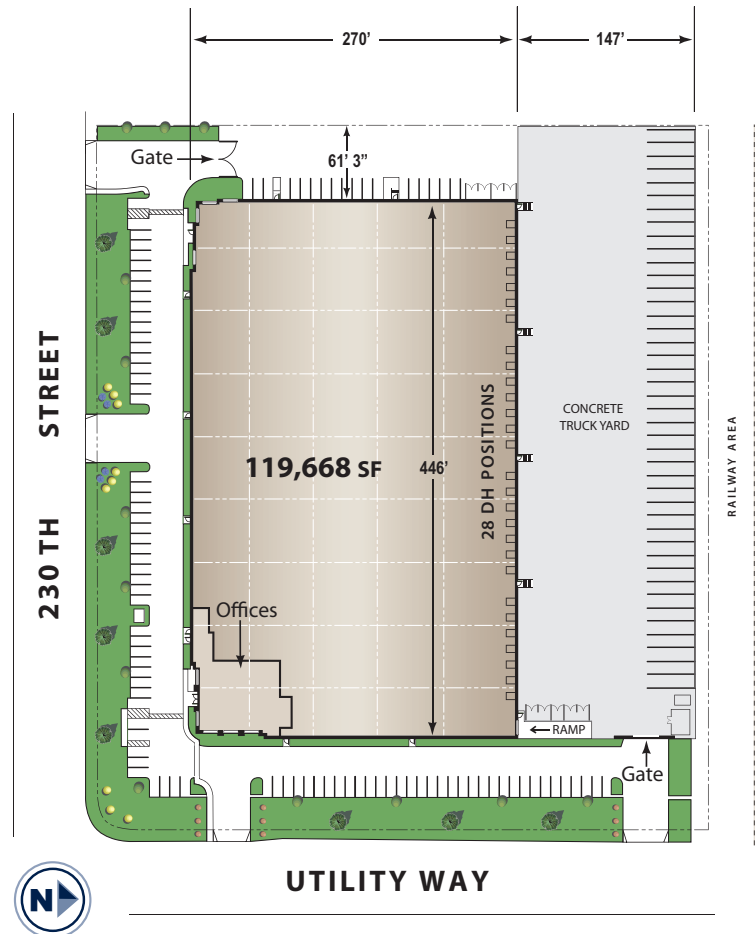
Available For Lease



OFFICE PLAN



LEGACY BUILDINGSM 134 SITE PLAN



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.



Contact: **Lance Ryan** lryan@watsonlandcompany.com **Mike Bodlovich** mbodlovich@watsonlandcompany.com
Phone 310.952.6417 Fax 310.522.8788

22010 Wilmington Avenue, Carson, California 90745