

WATSON

INDUSTRIAL CENTER

116,046 SF

Available For Lease



Watson Building 113

851 East Watson Center Rd., Carson, CA 90745

VALUE ADVANTAGE

Potential merchandise processing fee savings with Foreign Trade Zone 202 activation

Master Planned Center with rail access

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: 116,046 SF

OFFICE SIZE: 7,134 SF

LAND SIZE: 356,909 SF

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

WAREHOUSE LIGHTING: T8

SPRINKLER SYSTEM:
.20 GPM/5,000 SF

PARKING SPACES: 274

MINIMUM CLEARANCE: 17' 11" to 20' 8"

TURNING RADIUS: 174' - 208'

DOCK HIGH TRUCK POSITIONS: 2
via exterior well

GROUND LEVEL DOORS: 7
4 - 12' x 10' 2 - 16' x 10' 1 - 16' x 14"

BAY SPACING: Typical (40' x 60' - 40' x 30')



WATSON

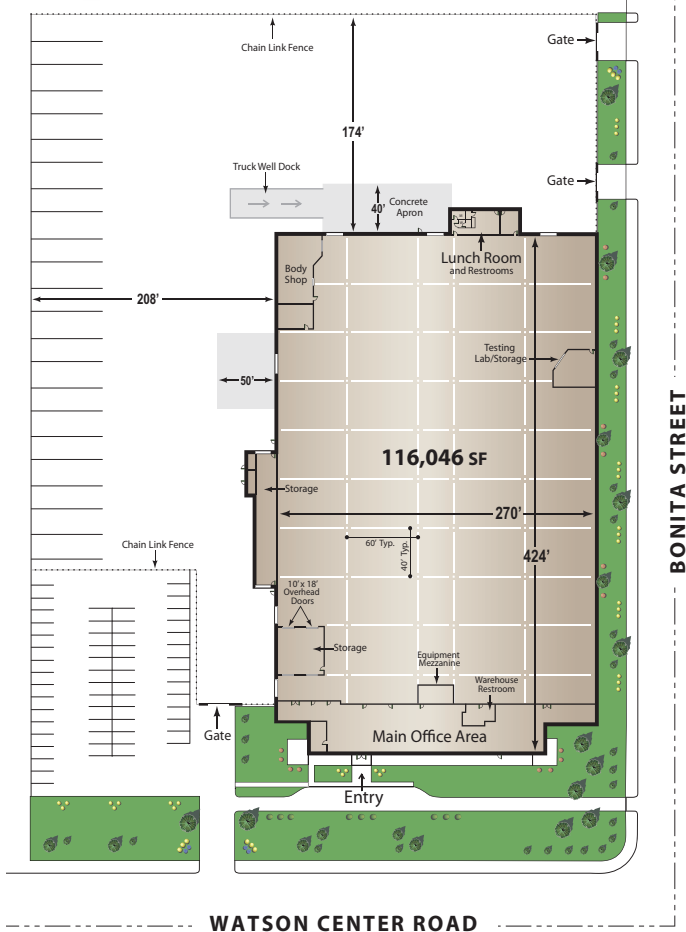
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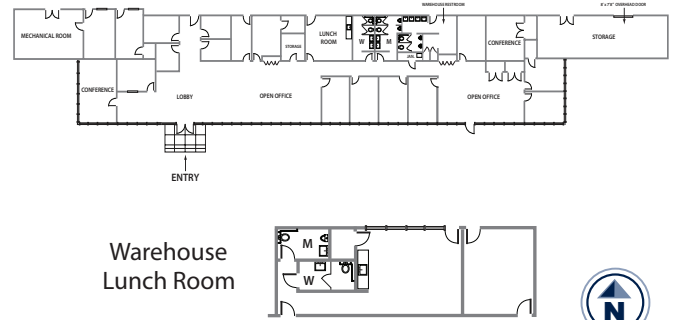


WATSON BUILDING 113 SITE PLAN



113 OFFICE PLAN

Main Office Area 7,134 SF



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Contact:

Lance Ryan lryan@watsonlandcompany.com **Mike Bodlovich** mbodlovich@watsonlandcompany.com

Phone 310.952.6417

