

# WATSON

INDUSTRIAL CENTER

## 165,440 SF

Available For Lease

Located In the Overweight Corridor



**36' Clear Height** for up to 25% more storage space

Legacy Building<sup>SM</sup> 112

935 E. Watson Center Road, Carson, CA



Build Green. Everyone Profits.

### LEED- Leadership in Energy & Environmental Design

Legacy Building<sup>SM</sup> 112 has been constructed as a LEED<sup>®</sup> certified building. LEED<sup>®</sup> 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:** 165,440 SF

**OFFICE SIZE:** ±9,962 SF  
(includes ±4,954 SF of finished mezzanine)

**LAND SIZE:** 394,094 SF (9.05 acres)

**TRUCK POSITIONS:** Dock high: 47 (9' x 10')  
Ground level ramp: 1 (12' x 14')  
29 positions equipped with 40,000 lb pit mounted levelers

**TRUCK TURNING RADIUS:** 185'

**MINIMUM CLEARANCE:** 36'

**SPRINKLER SYSTEM:** ESFR K-25.2 heads @ 50psi

**TRAILER STORAGE SPACES:** 66

**POWER:** 2,000 amps, 480/277 volts,  
3 phase, 4 wire

**WAREHOUSE LIGHTING:** LED with motion sensors

**PARKING SPACES:** 111

### LEGACY FEATURES

100% concrete truck courts

4 electric vehicle (automobile) charging stations

3% skylights

Architectural two-story glass entries

8" thick reinforced, 4,000 psi concrete floor slabs

Abundant clerestory glass



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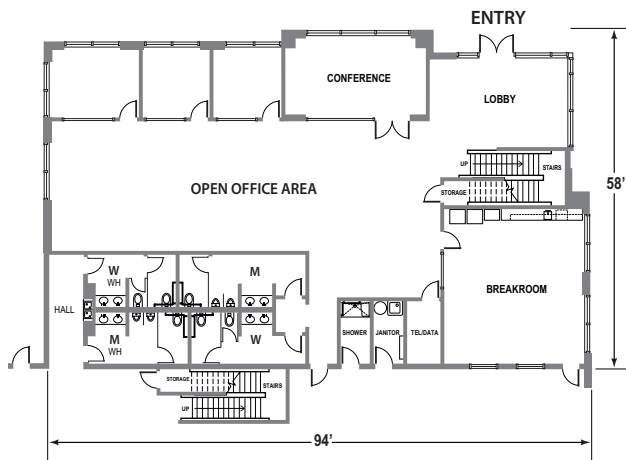
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## OFFICE PLAN ±9,962 SF

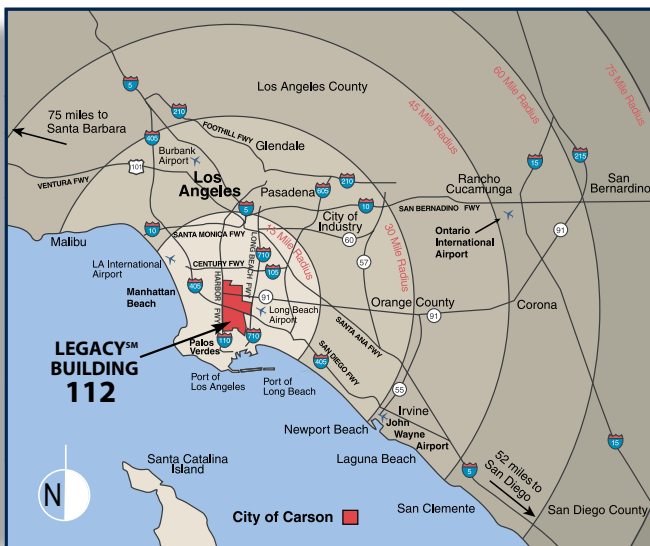
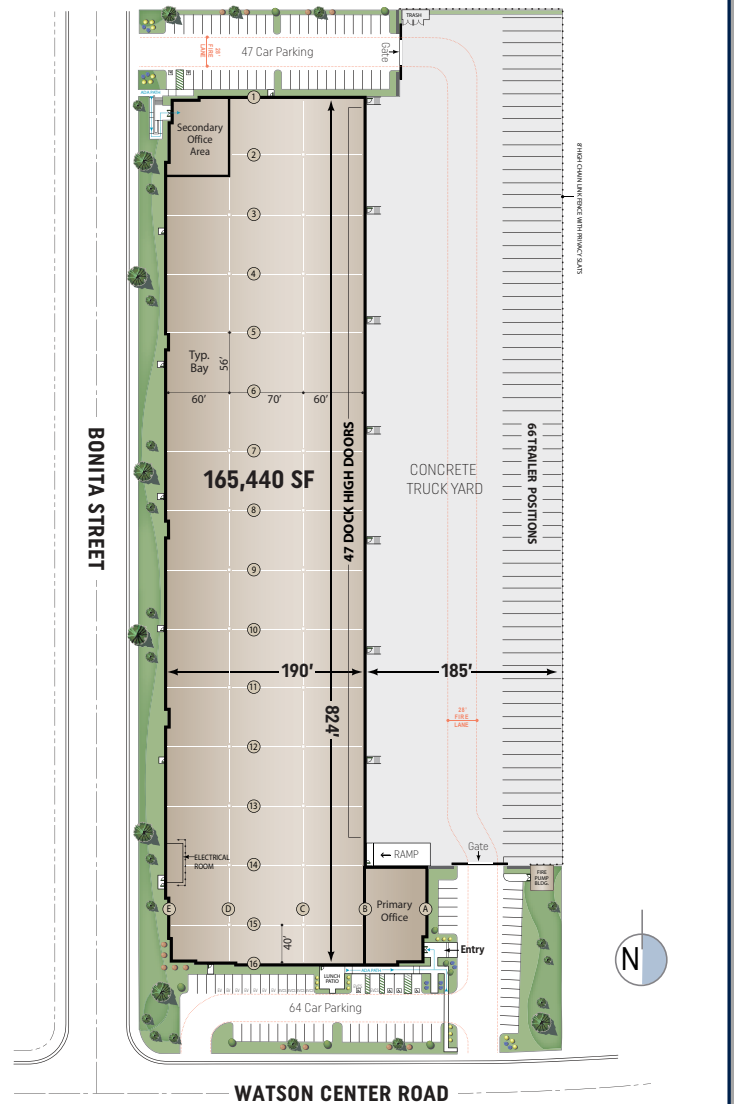
(includes ±4,954 SF of finished mezzanine)



First Floor ±5,008 SF



## LEGACY BUILDING<sup>SM</sup> 112 SITE PLAN LEED<sup>®</sup> Certified



For Further Information Please Contact:

**Lance Ryan** lryan@watsonlandcompany.com

**Mike Bodlovich** mbodlovich@watsonlandcompany.com

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