

WATSON

INDUSTRIAL CENTER

178,618 SF

Available For Lease



Watson Building 172

1015 East 236th Street, Carson, CA 90745

VALUE ADVANTAGE

4.9 acres of excess land

Cross-dock loading

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: 178,618 SF

OFFICE SIZE: 13,824 SF
includes mezzanine

LAND SIZE: 568,316 SF includes
4.9 acres of excess land (213,444 SF)

POWER: 1,600 amps, 277/480 volts,
3 phase, 4 wire

WAREHOUSE LIGHTING: LED with
motion sensors

SPRINKLER SYSTEM: .60 GPM/3,000 SF

MINIMUM CLEARANCE: 30'

PARKING SPACES: 227

CROSS-DOCK LOADING

DOCK HIGH TRUCK POSITIONS: 42 9' x 11'

GROUND LEVEL DOORS: 1 12' x 16'

TRUCK TURNING RADIUS: 140' west side
124' east side

BAY SPACING: 48' x 48' and
52' x 48' east and west



