

# 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

**POTENTIAL POWER CAPACITY:** 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



# WATSON

INDUSTRIAL CENTER

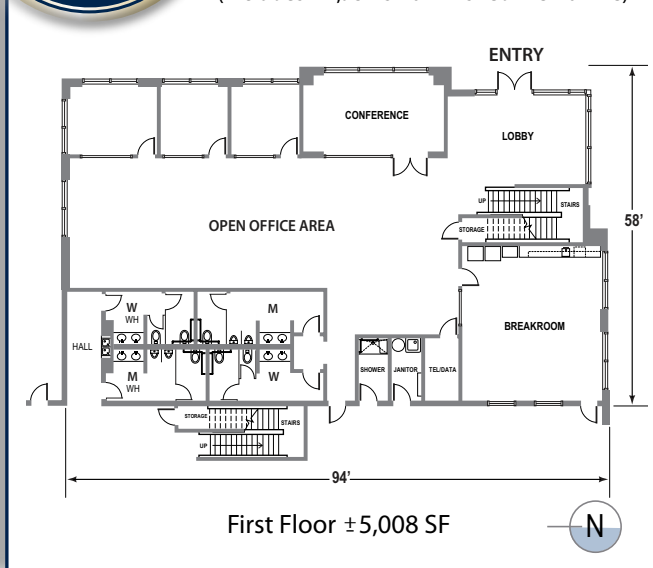
# 165,440 SF

Available For Lease



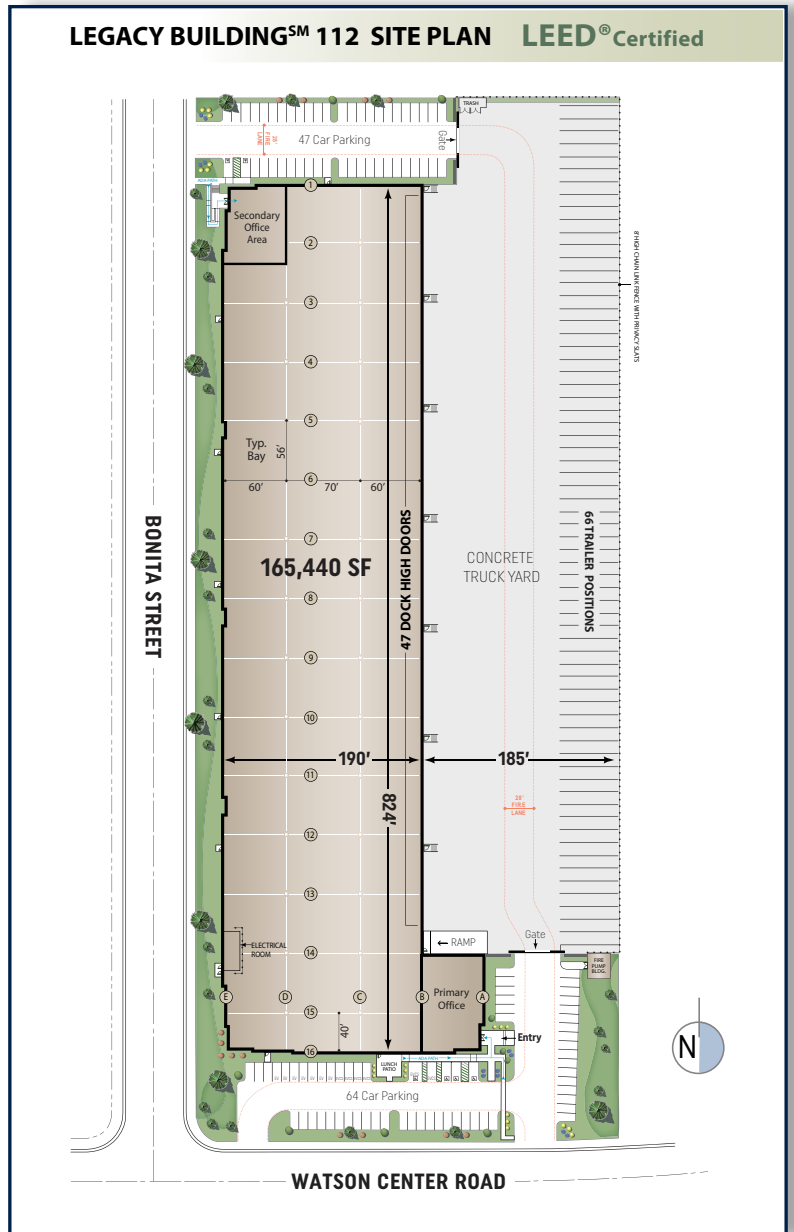
## OFFICE PLAN ±9,962 SF

(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

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.

