

WATSON

INDUSTRIAL CENTER

258,678 SF

Available For Lease



Rare Overweight Corridor Building with Cross-Dock Loading

Watson Building **114**

771 Watson Center Road, Carson, CA 90745

VALUE ADVANTAGE

8.44 acres of excess land for approximately 320 Trailer storage spots or additional auto parking

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: 258,678 SF

OFFICE SIZE: 5,500 SF

LAND SIZE: 439,085 SF
(Plus 367,646 SF Storage Yard)

TRAILER STORAGE: 320 Spots
(approximately)

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

WAREHOUSE LIGHTING: LED

SPRINKLER SYSTEM: .33 GPM/3,000 SF
and .45 GPM/3,000 SF

PARKING SPACES: 132 (Expandable)

MINIMUM CLEARANCE: 25'

DOCK HIGH TRUCK POSITIONS: 56
Cross-Dock Loading

GROUND LEVEL RAMP: 3

BAY SPACING: 64' x 28' Typical



WATSON

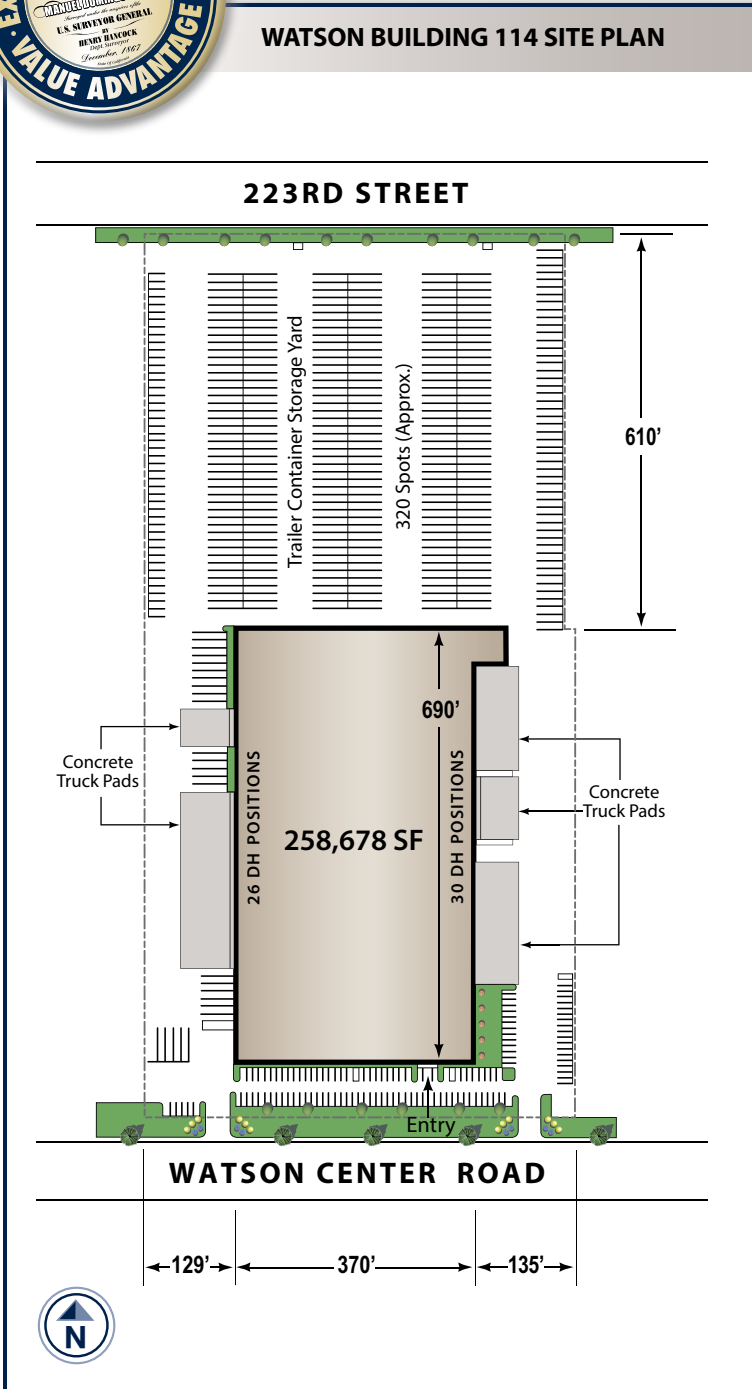
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WATSON BUILDING 114 SITE PLAN



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