

# WATSON

INDUSTRIAL CENTER

# 183,381 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:** 183,381 SF

**OFFICE SIZE:** first floor 6,870 SF  
finished mezzanine 4,763 SF

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

**POTENTIAL POWER CAPACITY:**  
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'

**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



# WATSON

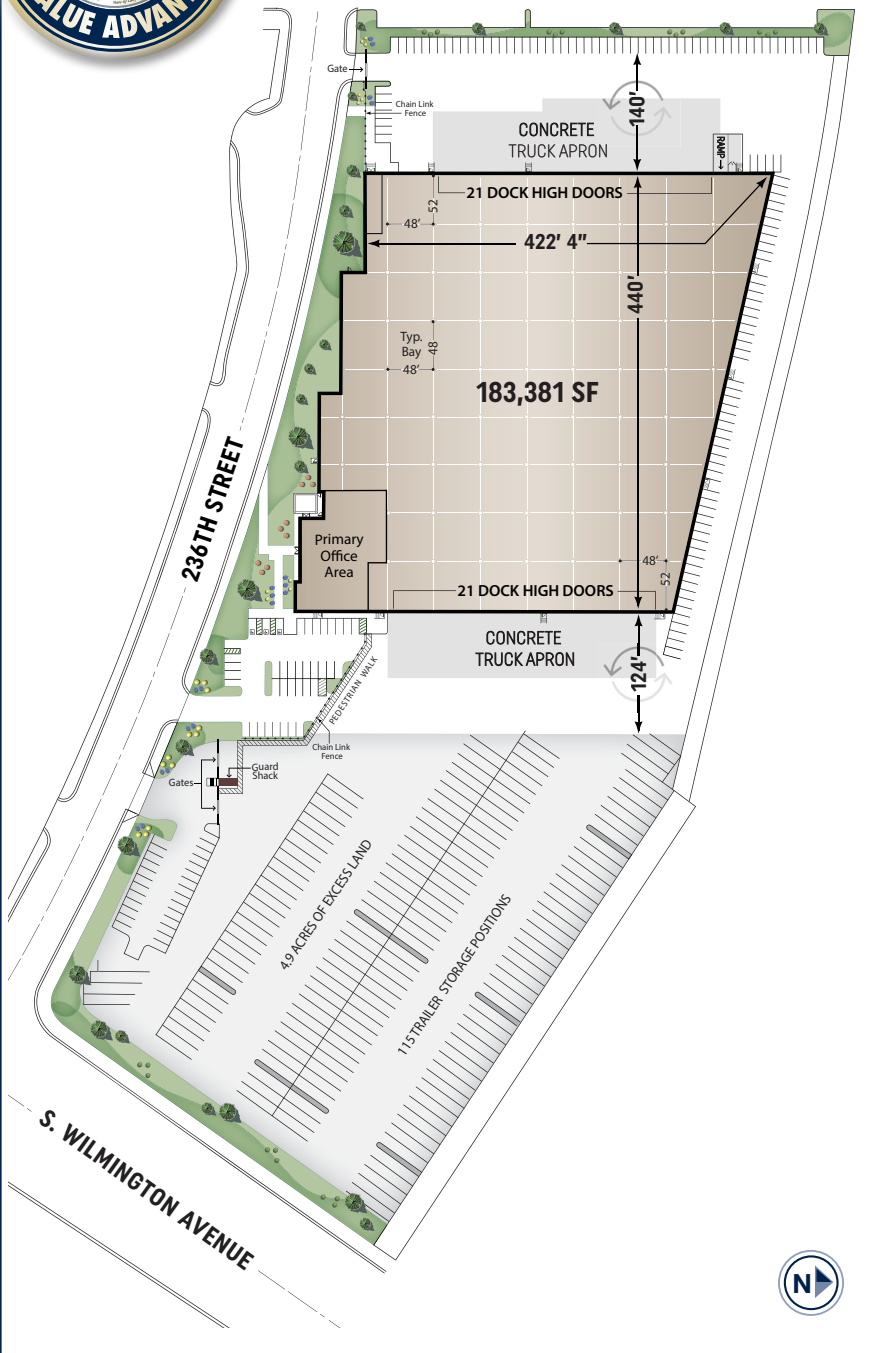
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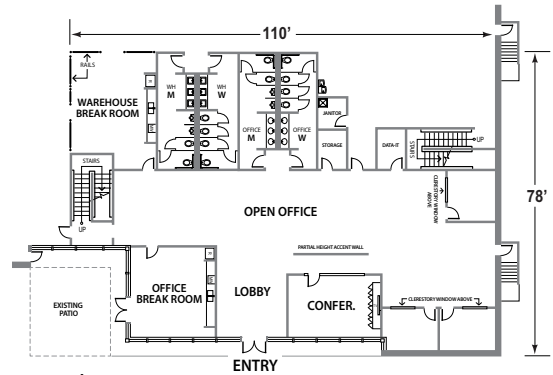
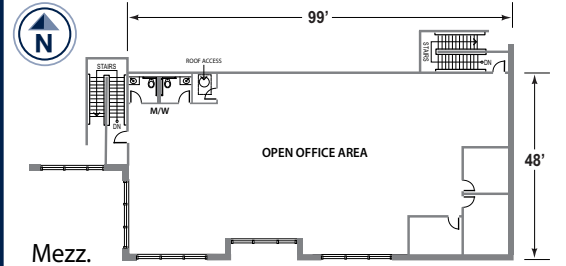
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## WATSON BUILDING 172 SITE PLAN



## OFFICE 1st Floor 6,870 SF - Mezz. 4,763 SF



For Further Information Contact:

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