

# WATSON

CORPORATE CENTER

# 112,198 SF

Available For Lease



Legacy Building<sup>SM</sup> **225** | 21906 Arnold Center Road, Carson, CA 90745

## VALUE ADVANTAGE

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:** 112,198 SF

**OFFICE SIZE:** 11,923 SF  
7,004 SF 1st Floor, 4,919 SF Mezzanine

**LAND SIZE:** 249,973 SF

**MINIMUM CLEARANCE:** 30'

**POTENTIAL POWER CAPACITY:**  
1,200 amps, 277/480 volts, 3 phase, 4 wire

**WAREHOUSE LIGHTING:** LED

**WAREHOUSE FANS:** 4 HVLS

**SPRINKLER SYSTEM:** ESFR

**PARKING SPACES:** Up to 240

**DOCK HIGH TRUCK POSITIONS:** 24  
9' x 10'

**PIT MOUNTED LEVELERS:** 6  
2 40,000 lb capacity  
4 35,000 lb capacity

**GROUND LEVEL RAMP:** 1 12' x 15'

**TURN RADIUS:** 128'

**BAY SPACING:** 50' x 52' Typical  
60' First bay from loading doors



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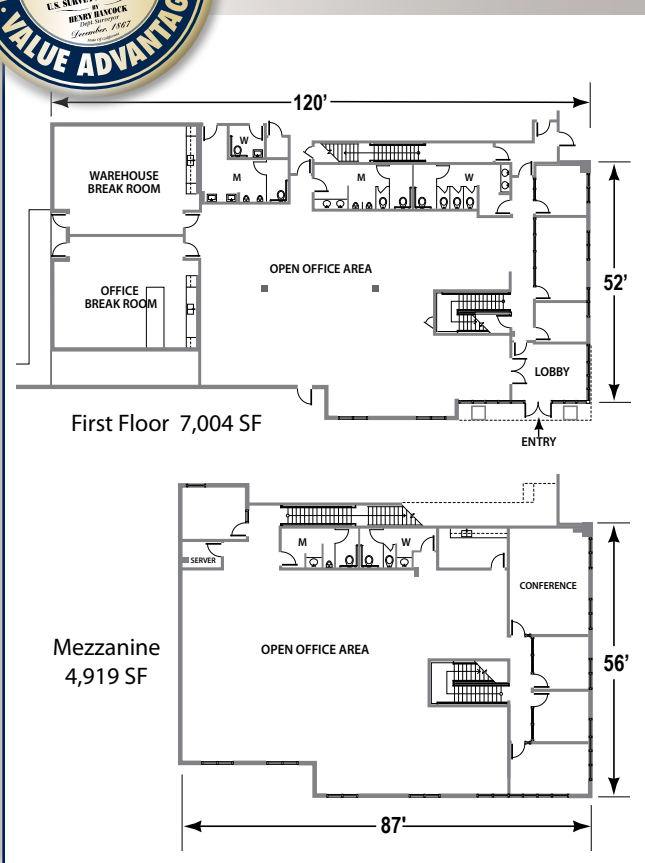
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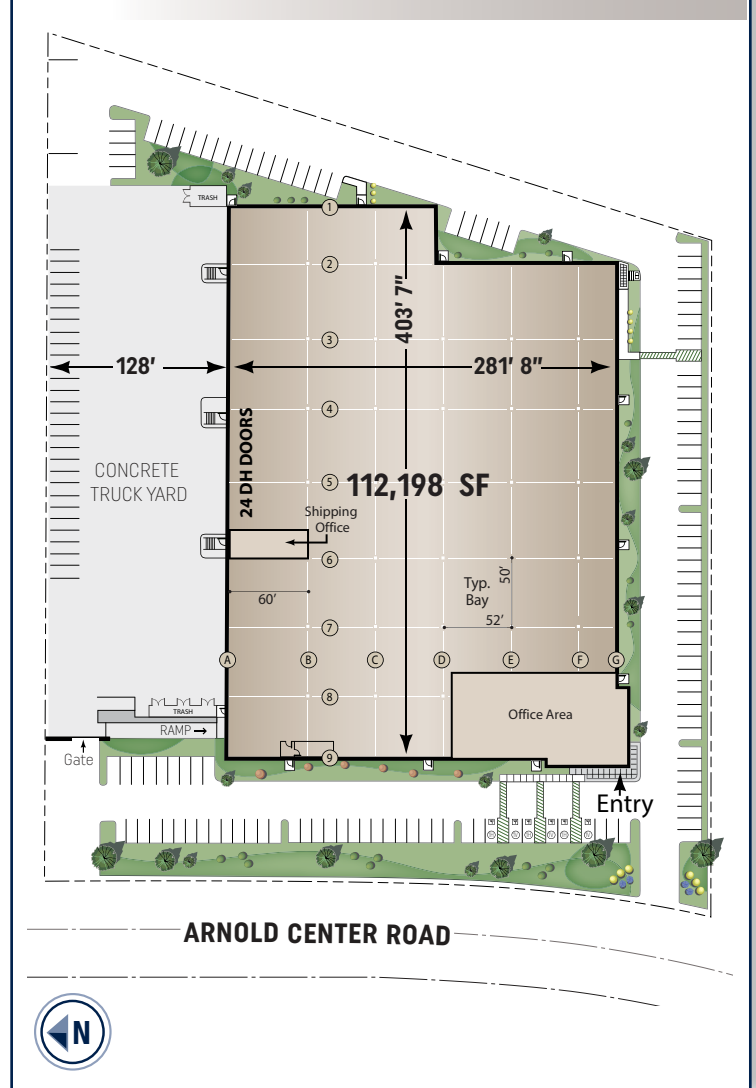
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**OFFICE PLAN 11,923 SF**



**LEGACY BUILDING<sup>SM</sup> 225 SITE PLAN**



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