

# WATSON

CORPORATE CENTER

## 194,646 SF

Available For Lease



Legacy Building<sup>SM</sup> 226

21750 Arnold Center Rd., Carson, CA 90810

### VALUE ADVANTAGE

Corporate Headquarters

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:** 194,646 sq. ft.

**OFFICE SIZE:** 12,764 SF  
7,456 SF 1st Floor, 5,308 SF Mezzanine

**LAND SIZE:** 437,778 sq. ft.

**POTENTIAL POWER CAPACITY:**  
1,200 amps, 277/480 volts, 3 phase, 4 wire  
(Expandable to 4,000 amps)

**WAREHOUSE LIGHTING:** LED  
with motion sensors

**SPRINKLER SYSTEM:** ESFR

**YEAR BUILT:** 1998

**PARKING SPACES:** Up to 306

**MINIMUM CLEARANCE:** 30'

**DOCK HIGH TRUCK POSITIONS:** 31  
9' x 10'

**GROUND LEVEL RAMP:** 1 - 12' X 14'

**BAY SPACING:** 50' X 52' (Typical)  
59' at loading doors

**TURNING RADIUS:** 175'



# WATSON

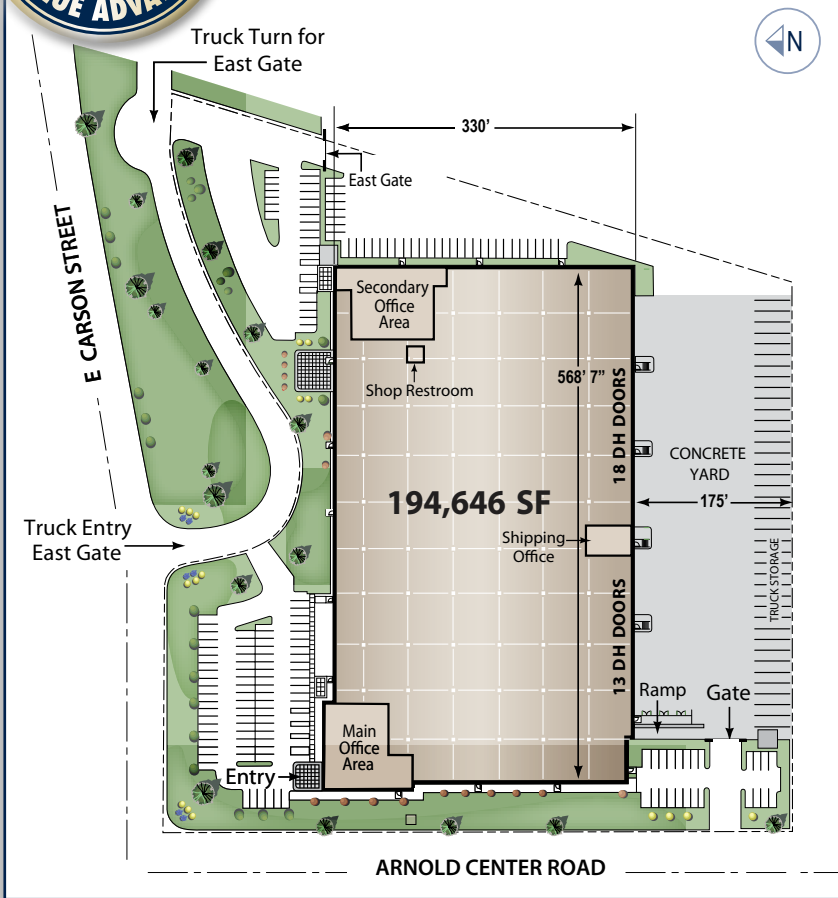
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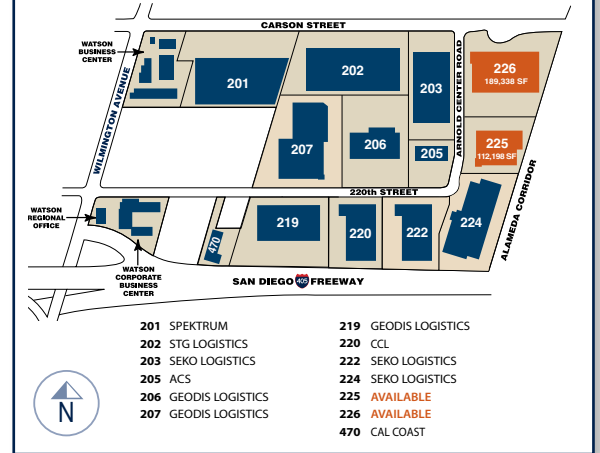


## LEGACY BUILDING<sup>SM</sup> 226 SITE PLAN



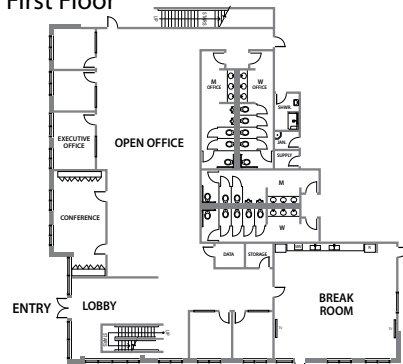
194,646 SF

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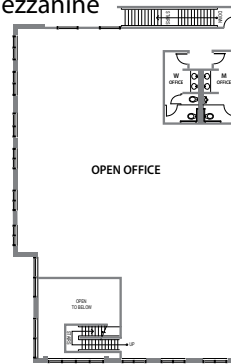


## 226 MAIN OFFICE 7,456 SF First Floor (approx.) 5,308 SF Mezzanine (approx.)

### First Floor



### Mezzanine



For Further Information Contact:

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