

WATSON

CORPORATE CENTER

194,646 SF

Available For Lease



Legacy BuildingSM 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

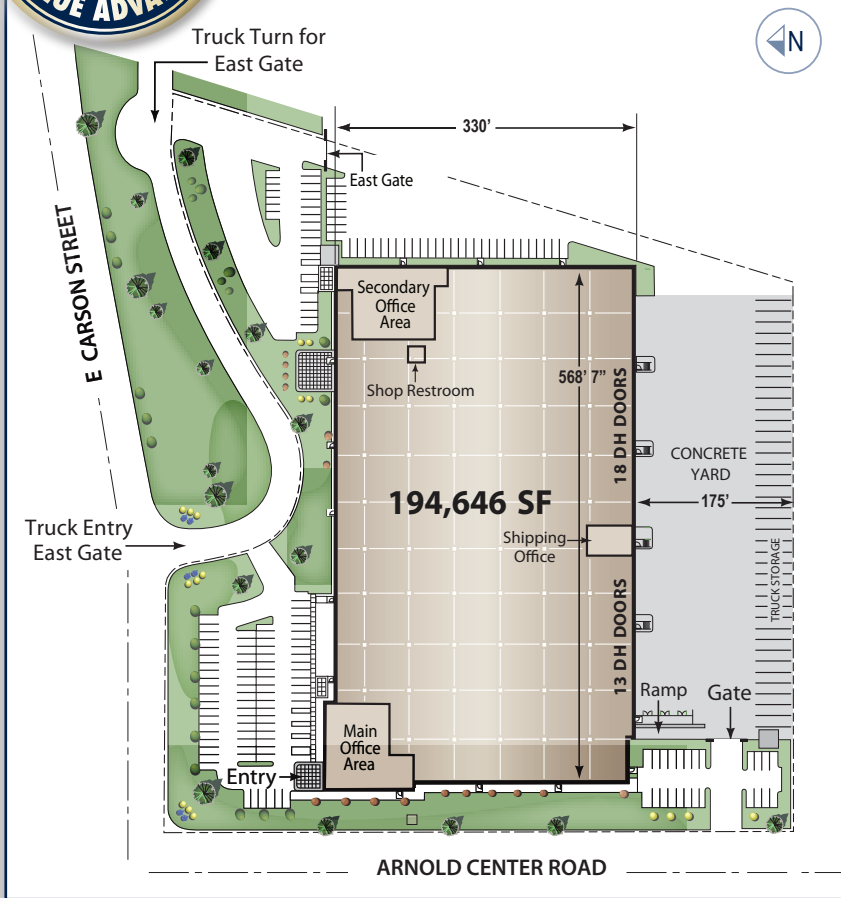
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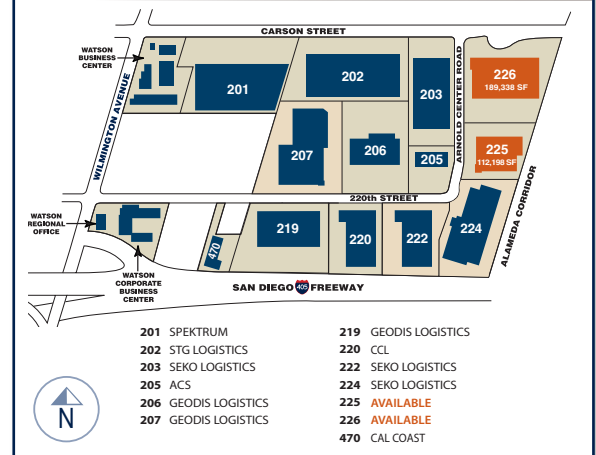
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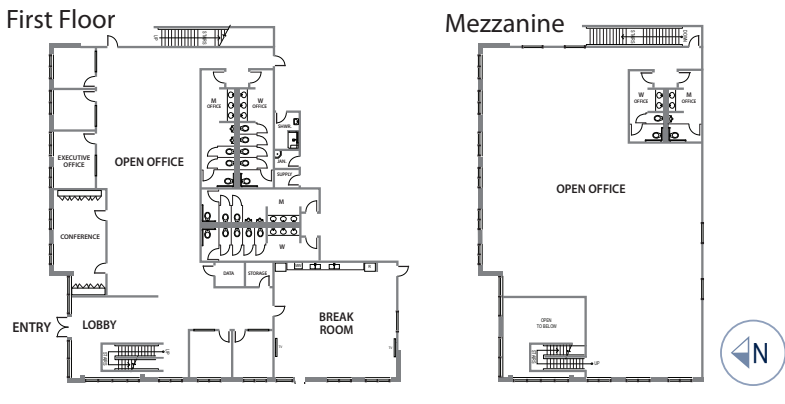
LEGACY BUILDINGSM 226 SITE PLAN



WATSON CORPORATE CENTER



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



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