

WATSON

INDUSTRIAL CENTER

221,050 SF

Available For Lease

Overweight Corridor



36' Clear Height for up to 25% more storage space



Build Green. Everyone Profits.

LEED- Leadership in Energy & Environmental Design

Legacy BuildingSM 156 has been constructed as an LEED[®] certified building. LEED[®] developments are voluntary and are designed to be environmentally responsible, high performing, sustainable and healthy places to work.

Legacy BuildingSM **156**

901 E. 233rd Street, Carson, CA 90745

SPECIFICATIONS

BUILDING SIZE: 221,050 SF

OFFICE SIZE: 5,105 SF

LAND SIZE: 495,097 SF / 11.37 AC

DOCK HIGH TRUCK POSITIONS: 51
with 35,000 lb pit mounted levelers

FORKLIFT BATTERY CHARGING STATIONS: 10

TRUCK TURNING RADIUS: 185'

MINIMUM CLEARANCE: 36'

SPRINKLER SYSTEM: ESFR

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

WAREHOUSE LIGHTING: LED

PARKING SPACES: 163

LEGACY FEATURES

36' clear height lowers occupancy costs per square foot with 12 to 25% more pallet capacity available

Laser leveled 7" thick, 4,000 psi concrete floors eliminate rack and lift truck sway

Less travel for lift truck or inventory control

64 trailer storage spaces

100% concrete truck courts

Architectural two-story glass entries, with 3% warehouse skylights

Foreign Trade Zone 202



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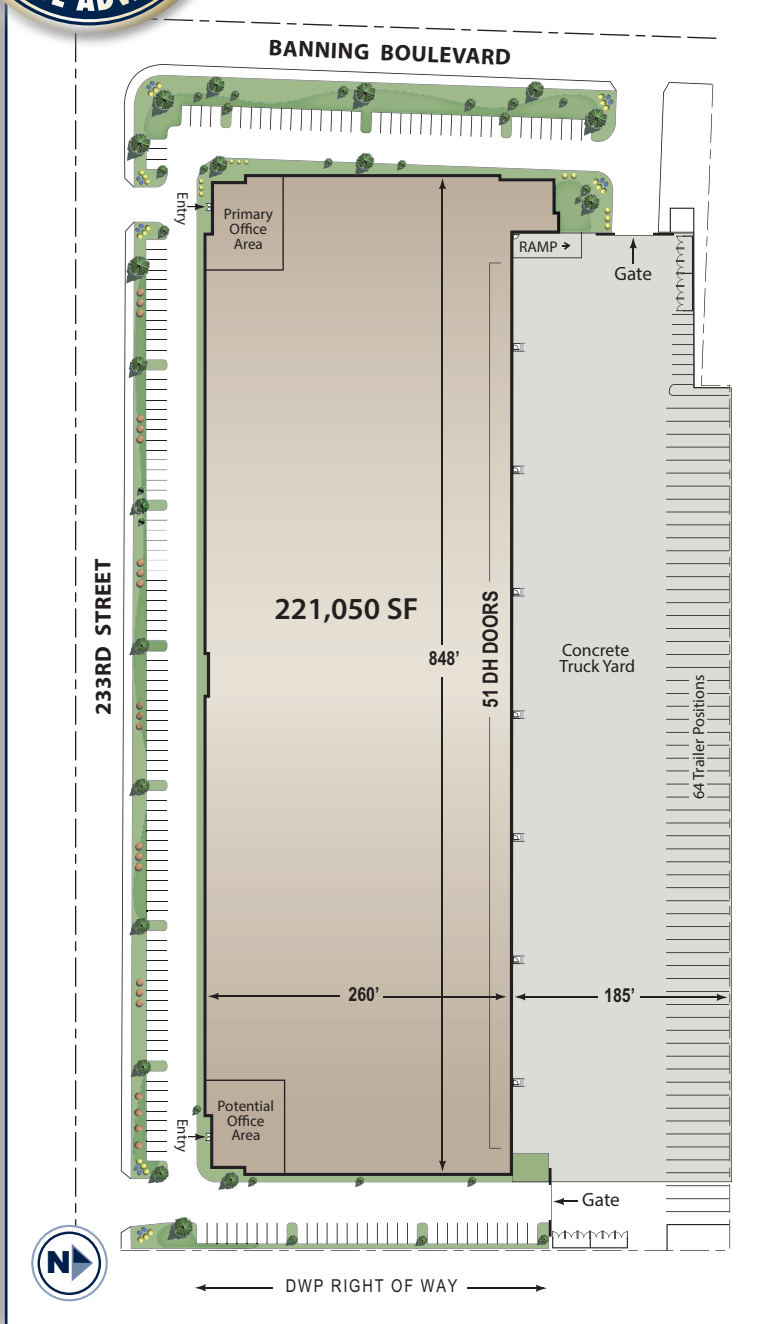
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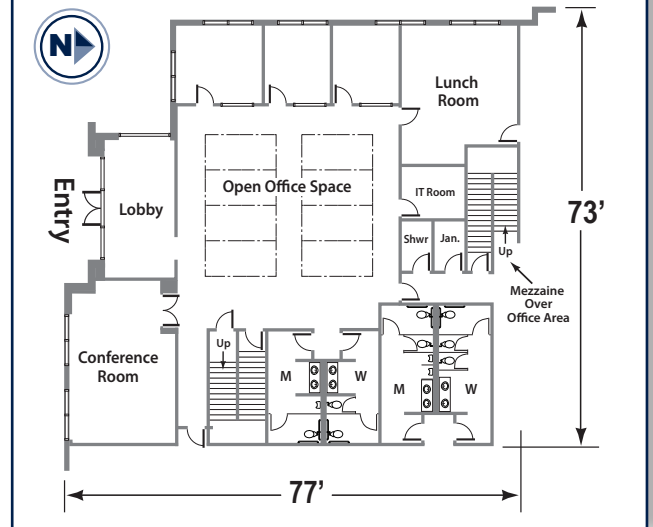


LEGACY BUILDINGSM 156 SITE PLAN

LEED[®] Certified



156 PRIMARY OFFICE PLAN 5,105 SF



For Further Information Contact:

Lance Ryan
lryan@watsonlandcompany.com

Mike Bodlovich
mbodlovich@watsonlandcompany.com



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