

WATSON

INDUSTRIAL CENTER

183,381 SF

Available For Lease



Watson Building 172

1015 East 236th Street, Carson, CA 90745

VALUE ADVANTAGE

4.27 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
4.27 acres of excess land (186,047 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

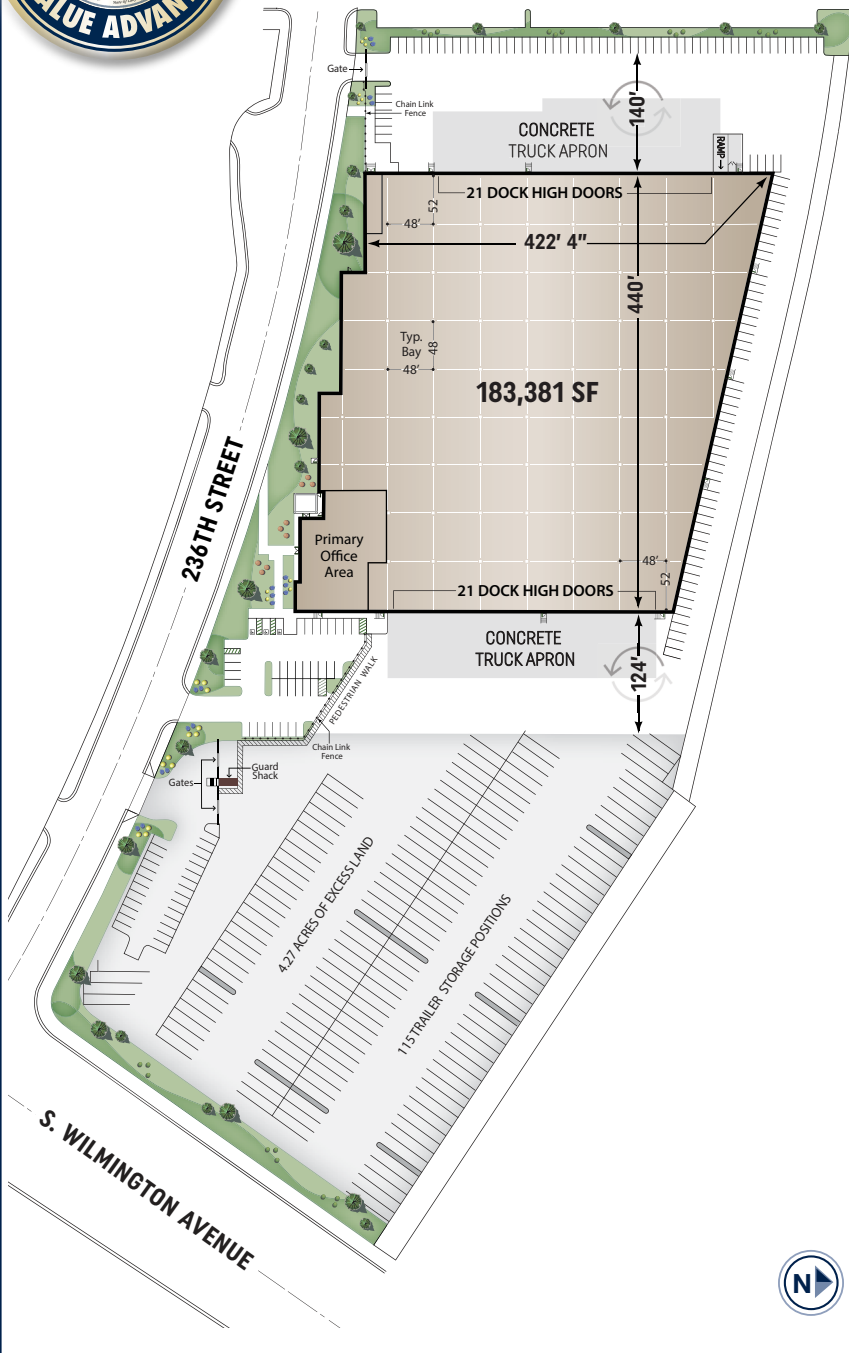
INDUSTRIAL CENTER

183,381 SF

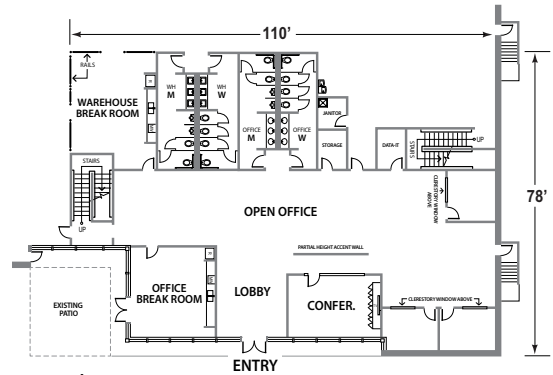
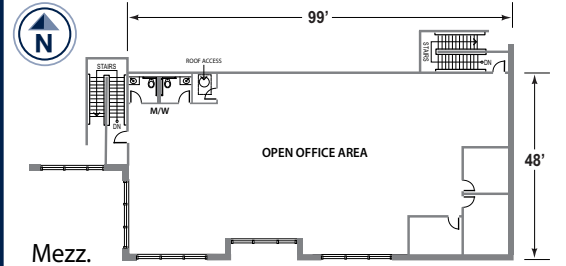
Available For Lease



WATSON BUILDING 172 SITE PLAN



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



For Further Information Contact:

Lance Ryan
lryan@watsonlandcompany.com

Mike Bodlovich
mbodlovich@watsonlandcompany.com



The information on this brochure has been compiled for the internal administrative convenience of Watson Land Company. Watson Land Company makes no representation or warranty, express or implied, as to the accuracy of this brochure. This brochure may not reflect all building improvements or as-built conditions. The information contained herein and on any other materials with which it is presented is not an offer and is subject to change without notice. Tenants should make their own independent investigations of all facts and assumptions on which they might rely in making a decision to lease property from Watson Land Company.