WATSON
CORPORATE CENTER

302,400 SF
Available For Lease

Watson Building 202 | 2220 East Carson Street, Carson, CA 90810

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: 302,400 SF

OFFICE SIZE: 3,478 SF

LAND SIZE: 563,734 SF

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

WAREHOUSE LIGHTING: LED
with motion sensors

SPRINKLER SYSTEM: .39 GPM/4,000 SF

PARKING SPACES: 209

MINIMUM CLEARANCE: 22′ - 27′

DOCK HIGH TRUCK POSITIONS: **51** - 9′ x 10′
7 - pit mounted dock levelers (40,000 LB)
44 - edge of dock levelers (30,000 LB)

GROUND LEVEL RAMPS: **1**

BAY SPACING: 40′ X 60′

TURNING RADIUS: 133′

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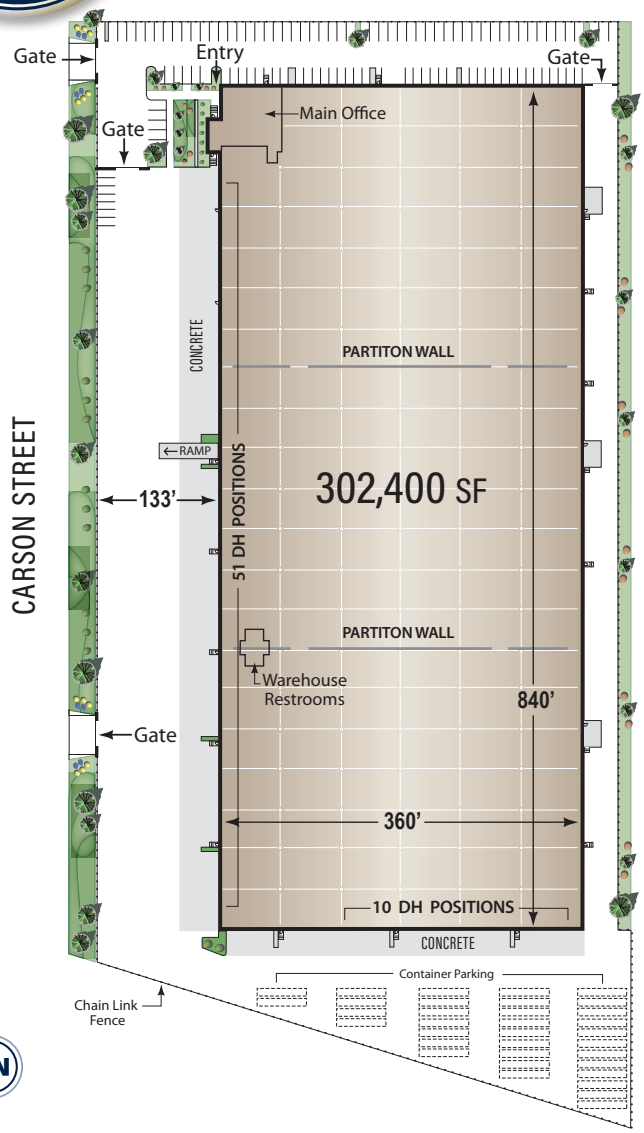
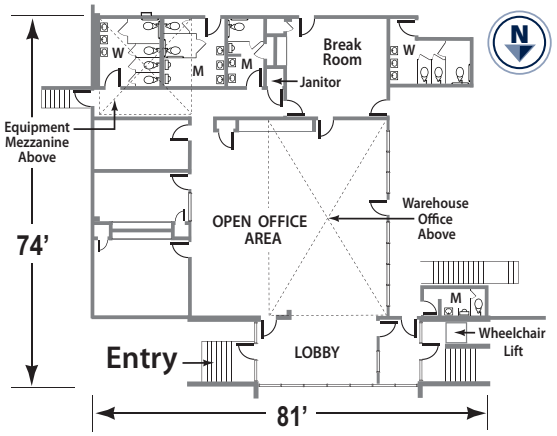
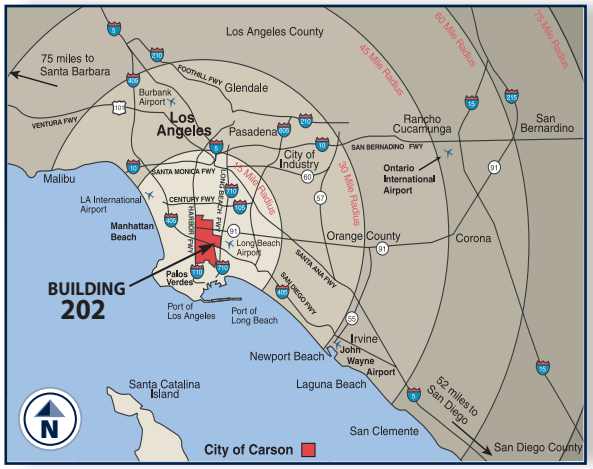
EXPERIENCE THE WATSON VALUE ADVANTAGE

WATSON BUILDING 202 SITE PLAN



202 MAIN OFFICE PLAN: *3,478 SF Total*





For Further Information Contact:

Lance Ryan
lryan@watsonlandcompany.com

Mike Bodlovich
mbodlovich@watsonlandcompany.com

WATSON LAND COMPANY

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