WATSON
CORPORATE CENTER

58,938 SF
Available For Lease

Legacy Building℠ 205 | 2277 E. 220th 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: 58,938 SF

OFFICE SIZE: 4,467 SF

LAND SIZE: 147,362 SF / 3.38 AC

POTENTIAL POWER CAPACITY:
2,000 amps, 277/480 volts, 3 phase, 4 wire
(Expandable to 4,000 amps)

WAREHOUSE LIGHTING: LED
with motion sensors

SPRINKLER SYSTEM: ESFR

PARKING SPACES: 72

MINIMUM CLEARANCE: 36′

DOCK HIGH TRUCK POSITIONS: 12
9′ x 10′

GROUND LEVEL RAMP: 1 - 12′ X 14′

BAY SPACING: 50′ X 66′ (Typical)

TURNING RADIUS: 165′

WATSON
LAND COMPANY

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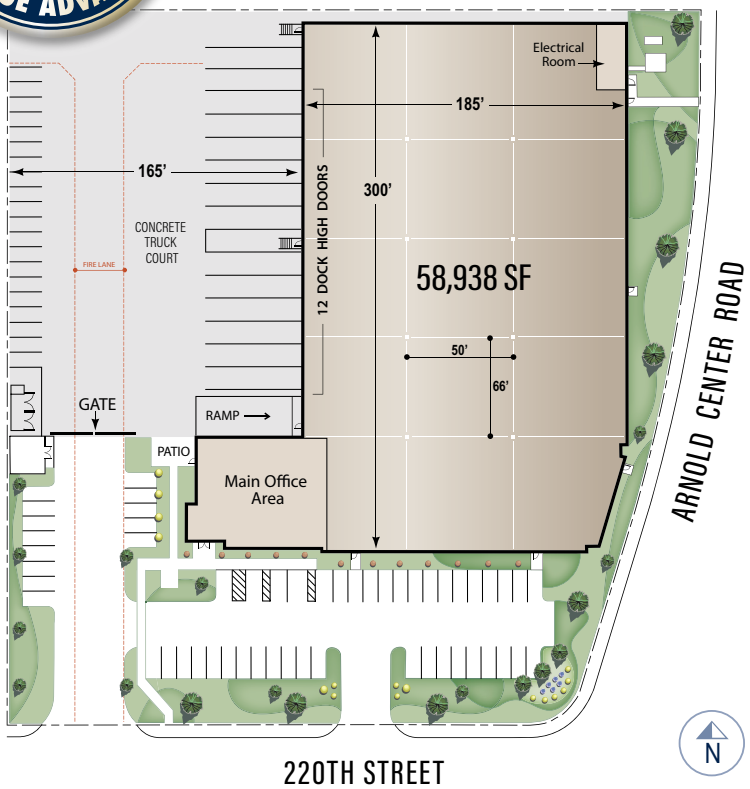
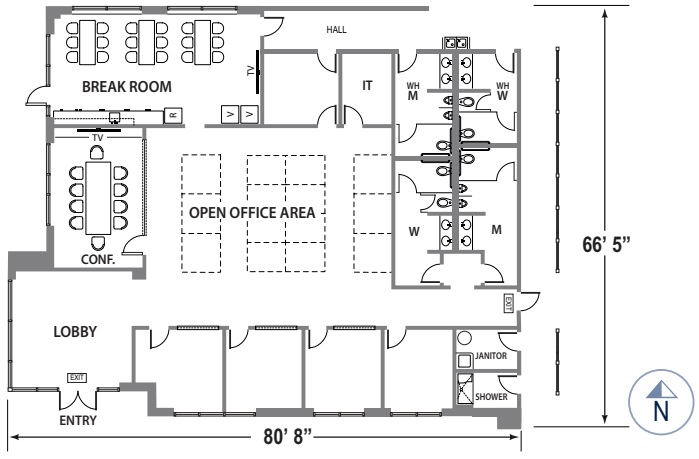
LEGACY BUILDING℠ 205 SITE PLAN



WATSON CORPORATE CENTER

201	SPEKTRUM	219	AVAILABLE
202	AVAILABLE	220	CCL TUBE
203	SEKO LOGISTICS	222	SEKO LOGISTICS
205	AVAILABLE	224	SEKO LOGISTICS
206	GEODIS LOGISTICS	225	KAMIGUMI
207	AVAILABLE	226	ALOHA FREIGHT
		470	CAL COAST

205 MAIN OFFICE 4,467 SF



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WATSON LAND COMPANY

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