WATSON
CORPORATE CENTER

177,400 SF
Available For Lease

Watson Legacy℠ Building **207** | 2155 E. 220th Street, Carson, CA

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: 177,400 SF

OFFICE SIZE: 5,694 SF

LAND SIZE: 9.092 acres

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

WAREHOUSE LIGHTING: LED
with motion sensors

SPRINKLER SYSTEM: ESFR

PARKING SPACES: 225

MINIMUM CLEARANCE: 32'

DOCK HIGH TRUCK POSITIONS: 37
9' X 10'

GROUND LEVEL RAMPS: 2
12' X 14'

BAY SPACING: 60' X 52'

TURNING RADIUS: 200'
All concrete truck yard

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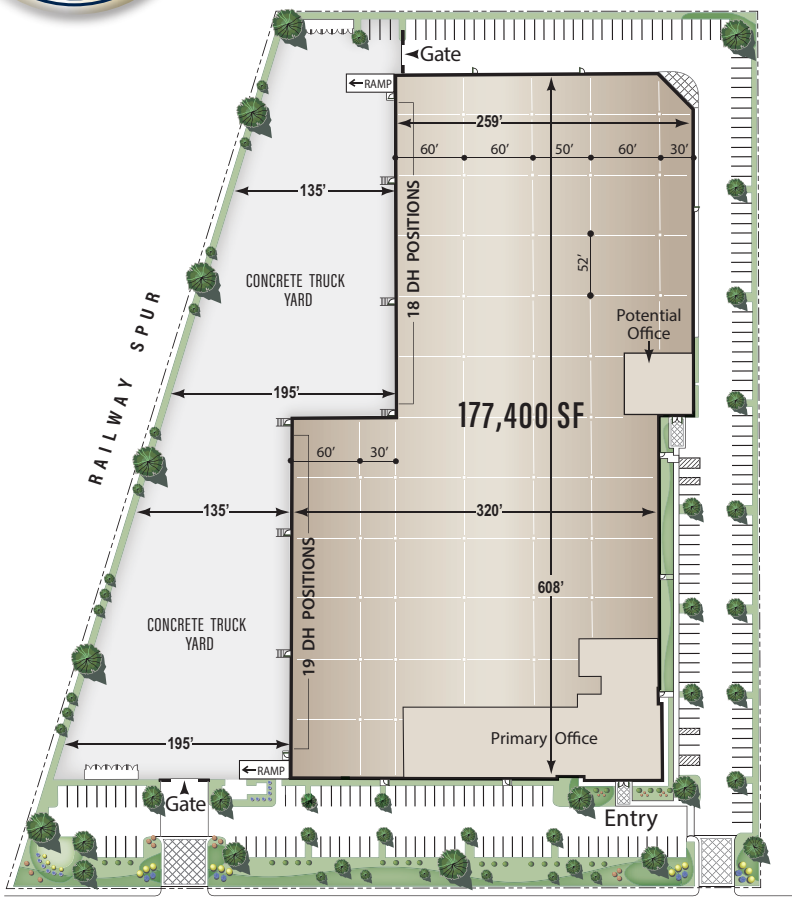
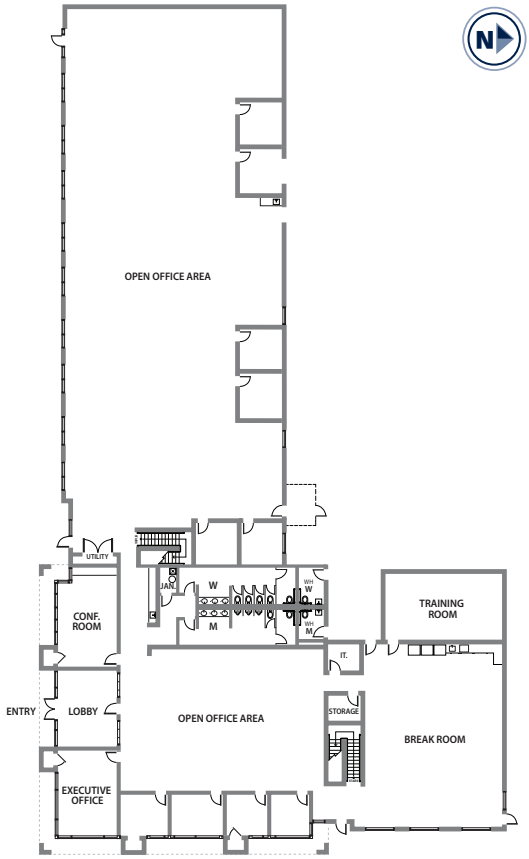
EXPERIENCE THE WATSON VALUE ADVANTAGE

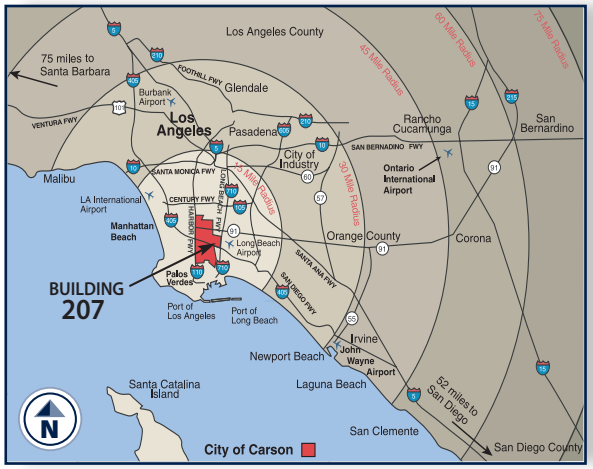
WATSON LEGACY℠ BUILDING 207 SITE PLAN



220TH STREET

207 MAIN OFFICE PLAN: *5,694 SF Total*





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WATSON LAND COMPANY

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