WATSON
CORPORATE CENTER

148,725 SF
Available For Lease

Legacy[SM] Building 219 | 2116 E. 220th Street, Carson, CA 90810

Build Green. Everyone Profits.

LEED- Leadership in Energy & Environmental Design

Legacy Building[SM] 219 has been constructed as a LEED® certified building. LEED® developments are voluntary and are designed to be environmentally responsible, high performing, sustainable and healthy places to work.

*LEED is a registered trademark of the U.S. Green Building Council.

SPECIFICATIONS

BUILDING SIZE: 148,725 SF

OFFICE SIZE: 4,176 SF first floor, 4,550 SF mezzanine

LAND SIZE: 340,304 SF

POTENTIAL POWER CAPACITY: 1,600 amps, 480/277 volts, 3 phase, 4 wire

WAREHOUSE LIGHTING: LED with motion sensors

MINIMUM CLEARANCE: 32'

DOCK HIGH TRUCK POSITIONS: 32 9' X 10'

GROUND LEVEL RAMPS: 1 12' X 14'

BAY SPACING: 60' X 52'

TURNING RADIUS: up to 185'

SPRINKLER SYSTEM: ESFR

PARKING SPACES: 103

LEGACY FEATURES

405 Freeway frontage
Over 270,000 cars per day

Excess yard for trailer storage

100% concrete truck courts

3% skylights

Architectural two-story glass entries

7" thick reinforced, 4,000 psi concrete floor slabs

Abundant clerestory glass

Foreign Trade Zone 202

WATSON
LAND COMPANY

WATSON

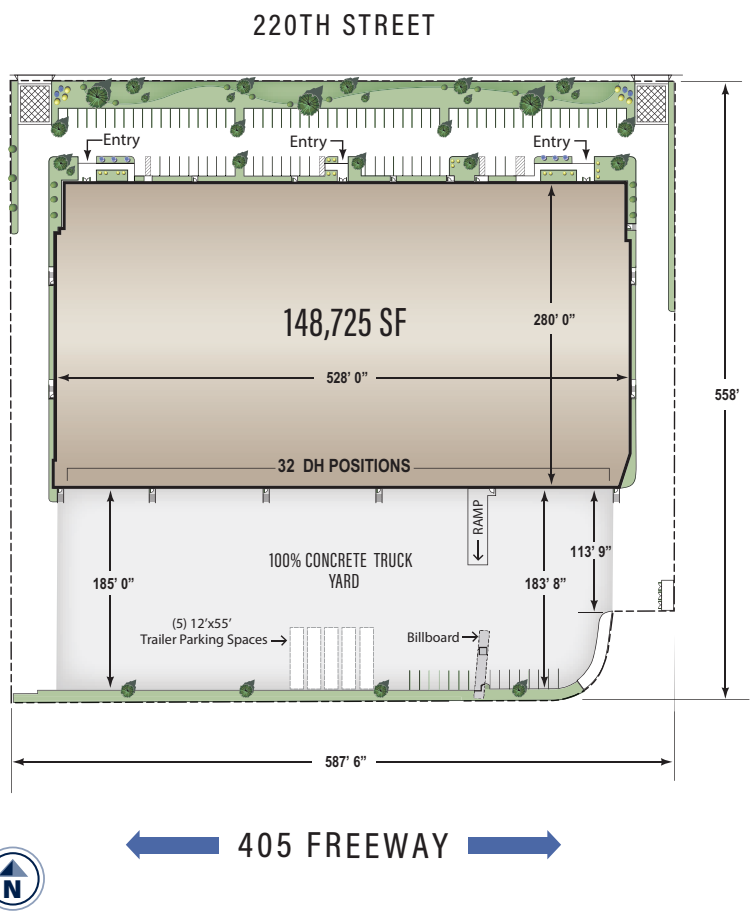
CORPORATE CENTER

148,725 SF

Available For Lease

EXPERIENCE THE WATSON VALUE ADVANTAGE

WATSON LEGACY℠ BUILDING 219 SITE PLAN



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.

WATSON LAND COMPANY