DOMINGUEZ
TECHNOLOGY CENTER

60,690 SF
Available For Lease

EXPERIENCE THE WATSON VALUE ADVANTAGE

Legacy Building℠ 641 | 19520 S. Wilmington Ave. Rancho Dominguez, CA

VALUE ADVANTAGE

- Lower energy costs
- 25% more cubic storage than a 24' clear building
- Full concrete truck yard
- 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) Frwys.
- Near Intermodal Container Transfer Facility

SPECIFICATIONS

BUILDING SIZE: 60,690 SF

OFFICE SIZE: 2,750 SF

LAND SIZE: 152,895 SF

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

WAREHOUSE LIGHTING: LED
with motion sensors

SPRINKLER SYSTEM: 60 GPM/3000 SF

PARKING SPACES: 65

MINIMUM CLEARANCE: 30'

TURNING RADIUS: 135'

DOCK HIGH TRUCK POSITIONS: **15** - 9' x 10'

GROUND LEVEL RAMP: **1** - 12' X 14'

BAY SPACING: 60' x 52' (Typical)
60' first bay from loading doors

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LAND COMPANY

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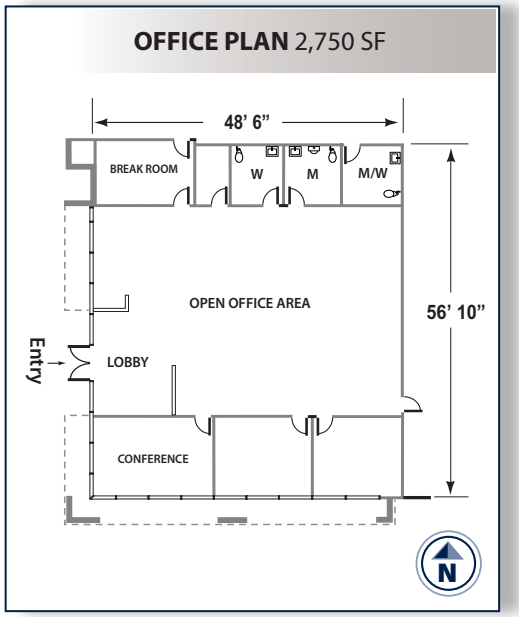
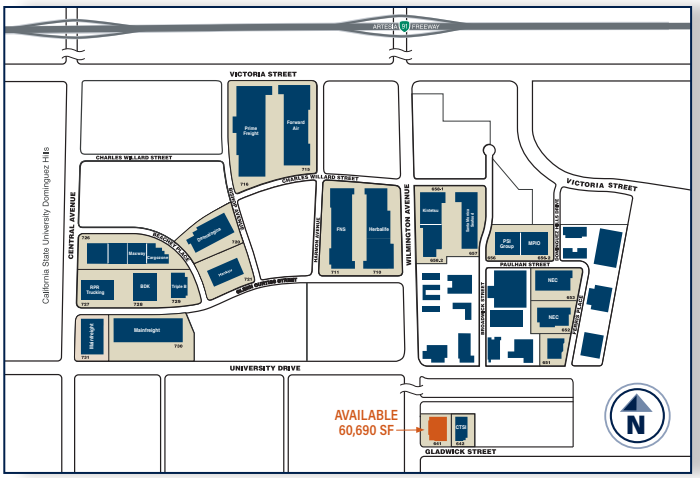
LEGACY BUILDING[SM] 641 SITE PLAN





For Further Information Please Contact:

Lance Ryan lryan@watsonlandcompany.com

Mike Bodlovich mbodlovich@watsonlandcompany.com

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