

June 2010

# AVAILABLE PROPERTIES UPDATE



Location	Building Size	Office Size	Lease Rate	Net Charges	Clear Ht	Loading	Available	Comments	Contact
----------	---------------	-------------	------------	-------------	----------	---------	-----------	----------	---------

## DOMINGUEZ TECHNOLOGY CENTER - CARSON

Foreign Trade Zone 202

<b>Bldg # 726.1</b> 1460 Beachey Pl.	51,825	3,408	\$ .67 NNN	\$ .17	32'	DH 16 GL 1	Now	135' Turning Radius Prime End Unit	Lance Ryan Mike Bodlovich
<b>Bldg # 657.1</b> 18511 Broadwick St. Rancho Dominguez, CA	55,788	9,659	\$ .67 NNN	\$ .16	30'	9 1	December 1, 2010	135' Turning Radius	Lance Ryan Mike Bodlovich
<b>Bldg # 641</b> 19520 Wlilmington Ave. Rancho Dominguez, CA	60,690	2,750	\$ .67 NNN	\$ .14	30'	15 1	July 15, 2010	135' Turning Radius Private Yard Prime Identity Corner	Lance Ryan Mike Bodlovich
<b>Bldg # 658.2</b> 18450 Wlilmington Ave. Rancho Dominguez, CA	72,063	4,063	TBD	\$ .13	30'	12 1	Now	135' Turning Radius New Office Under Construction	Lance Ryan Mike Bodlovich
<b>Bldg # 711.1</b> 18420 Harmon Ave.	123,823	5,500	\$ .57 NNN	\$ .165	32'	23 1	August 1, 2010	135' Turning Radius	Lance Ryan Mike Bodlovich

## WATSON INDUSTRIAL CENTER - CARSON

Foreign Trade Zone 202

<b>Bldg # 192.2</b> 825 E. Sepulveda Blvd.	15,898	1,792	\$ .53 NNN	\$ .16	18'	DH 2 GL 1	Now	Entry to Watson Industrial Center	Mike Bodlovich
<b>Bldg # 188</b> 707 E. Sepulveda Blvd.	28,500	3,658	\$ .68 NNN	\$ .18	26'	5 2	30 Day Notice	Expandable Loading	Mike Bodlovich
<b>Bldg # 141</b> 1020 E. 230th St.	53,776	13,551	\$ .51 NNN	\$ .13	22'	6 1	TBD	Unique 50,000 SF WIC Opportunity. Office Can Be Reduced. Expandable Loading	Lance Ryan Mike Bodlovich
<b>Bldg # 155</b> 989 E. 233rd St.	103,185	10,424	\$ .47 NNN	\$ .12	24'	19 3	Now	Excess Trailer Storage	Lance Ryan Mike Bodlovich
<b>Bldg # 106</b> 1050 E. 223rd St.	129,625	5,375	\$ .42 NNN	\$ .10	22'	18 1	30 Day Notice	Recent Renovation	Lance Ryan Mike Bodlovich
<b>Bldg # 140</b> 800 E. 230th St.	200,892	13,000	\$ .47 NNN	\$ .10	29'	25 3	Now	Recent Facade Renovation Excess Trailer Storage	Lance Ryan Mike Bodlovich
<b>Bldg # 143/144</b> 1130 E. 230th St.	219,097	17,062	TBD	\$ .10	24'	28 2	30 Day Notice	Expandable Dock High Loading to 41', Turning Radius up to 165'	Lance Ryan Mike Bodlovich
<b>Bldg # 114</b> 771 Watsoncenter Rd.	266,780	29,668	\$ .47 NNN	\$ .15	25'	56 3	Now	<b>Approximately 8.44 Acres of Excess Land at \$ .17 Net/psf. Crossdock Configuration</b>	Lance Ryan Mike Bodlovich

## WATSON CORPORATE CENTER - CARSON

Foreign Trade Zone 202

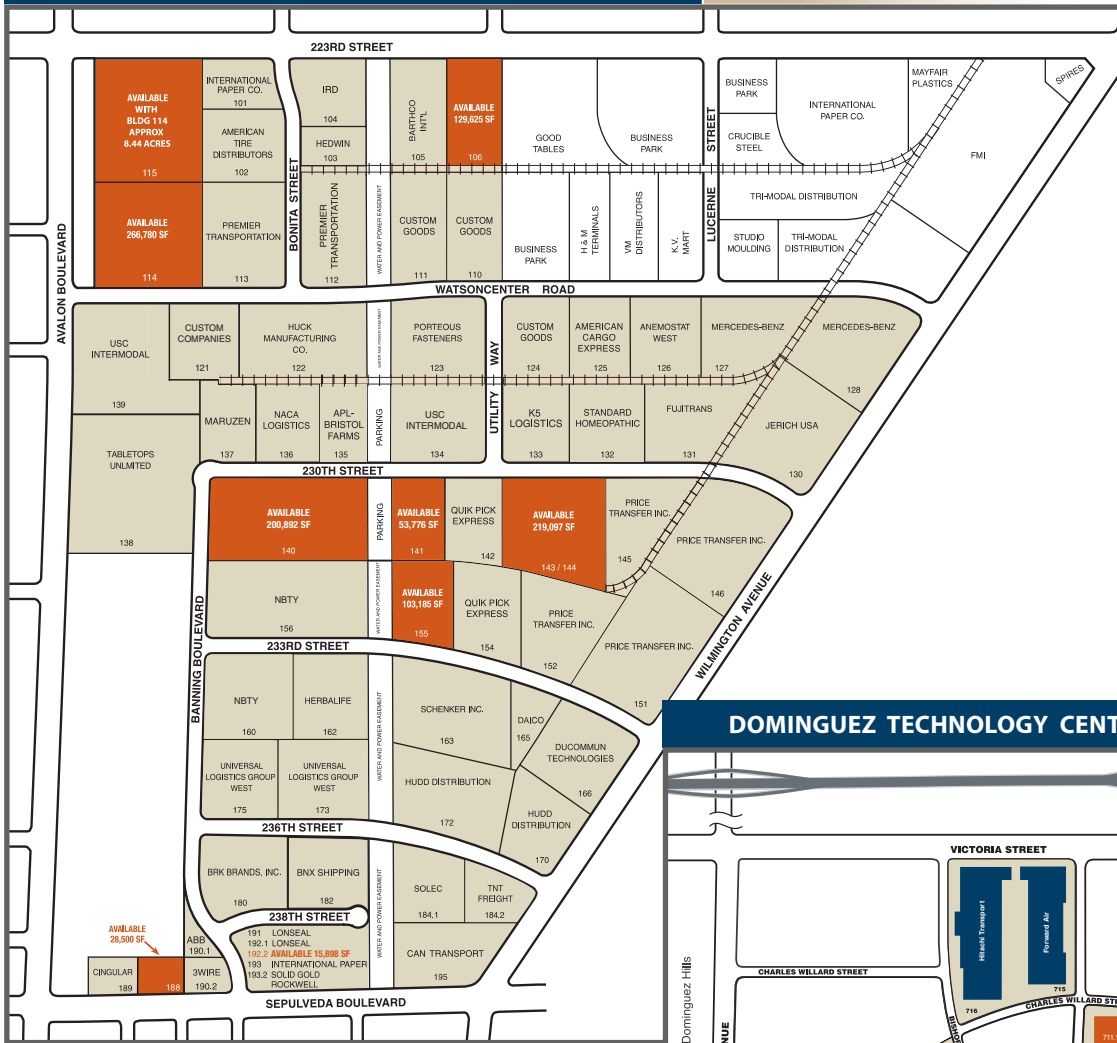
<b>Bldg # 219</b> 2116 E. 220th St.	148,725	4,176	\$ .65 NNN	\$ .11	32'	DH 32 GL 1	Now	Up to 185' Turning Radius New LEED® Construction Freeway Frontage	Lance Ryan Mike Bodlovich
<b>Bldg # 226</b> 21750 Arnold Center Rd.	189,338	5,220	LEASED	\$ .12	30'	23 1	Now	LEASED Special Thanks to Barry Hill Jones Lang LaSalle	Lance Ryan Mike Bodlovich
<b>Bldg # 206</b> 2255 E. 220th St.	30 - 100,000	TBD	\$ 1.30 FSG	TBD	N/A	N/A N/A	Now	Furniture Systems Available Secure Site with 4/1,000 Parking Ratio	Lance Ryan Mike Bodlovich
<b>Bldg # 224</b> 21950 Arnold Center Rd.	185,629	24,596	LEASED	TBD	30'	39 1	December 1, 2010	LEASED Special Thanks to David Bales Lee & Associates	Lance Ryan Mike Bodlovich

Lance Ryan 310.952.6424 lryan@watsonlandcompany.com

Mike Bodlovich 310.952.6414 mbodlovich@watsonlandcompany.com

# WATSON INDUSTRIAL CENTER - CARSON

Foreign Trade Zone 202



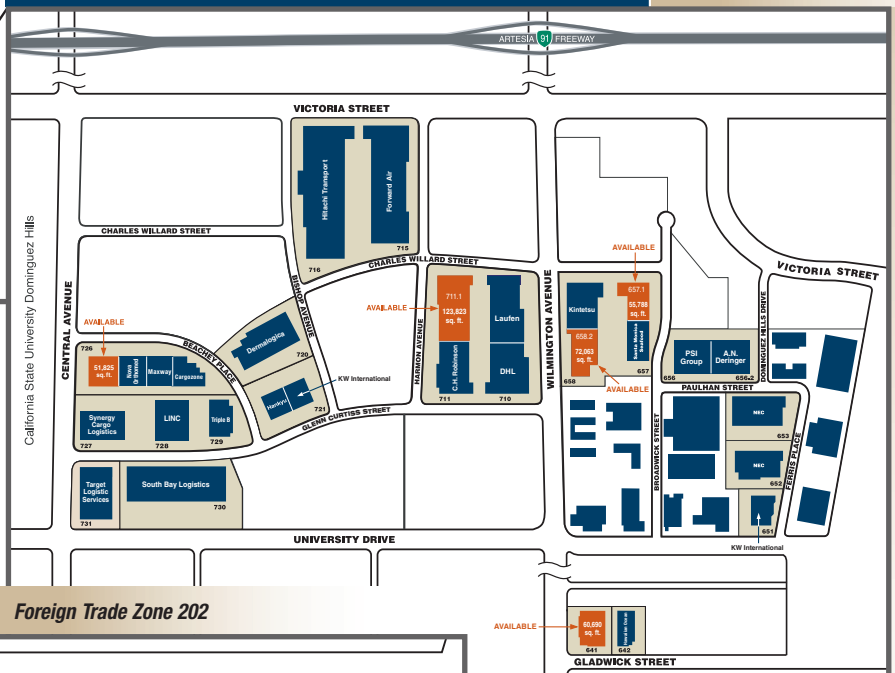
## WATSON AVAILABLE PROPERTY MAPS

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 on all facts and assumptions on which they might rely in making a decision to lease property from Watson Land Company.

This statement is based upon current information, subject to availability and revisions at any time.

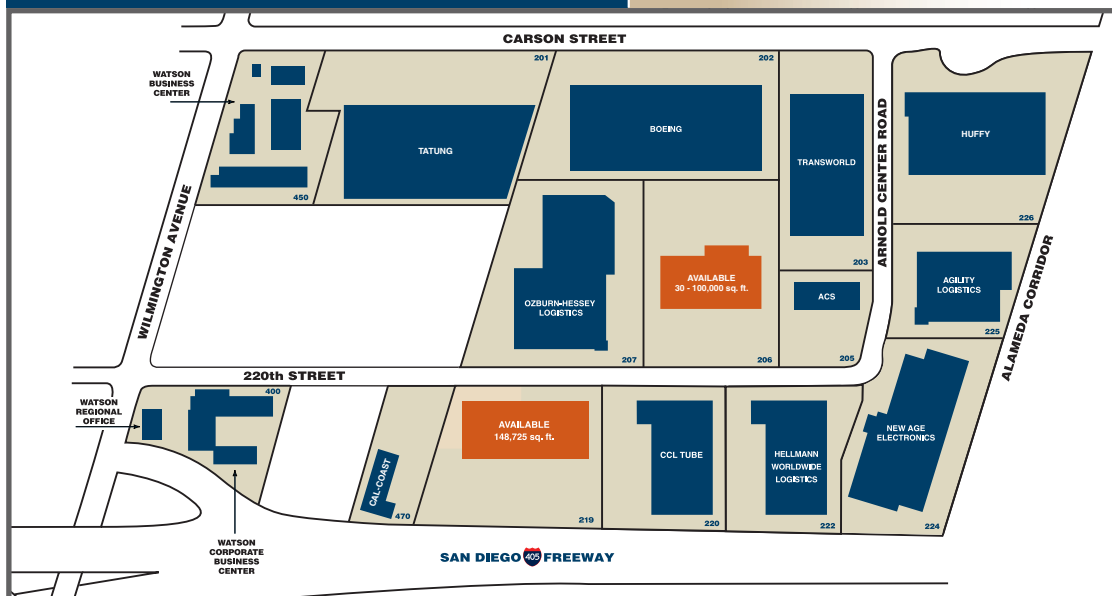
# DOMINGUEZ TECHNOLOGY CENTER - CARSON

Foreign Trade Zone 202



# WATSON CORPORATE CENTER - CARSON

Foreign Trade Zone 202



Contact:

**Lance Ryan** 310.952.6424  
 lryan@watsonlandcompany.com

**Mike Bodlovich** 310.952.6414  
 mbodlovich@watsonlandcompany.com

**WATSON LAND COMPANY**  
 22010 Wilmington Avenue  
 Carson, California 90745

General Office 310.952.6401  
 Fax 310.522.8788

watsonlandcompany.com