



Watson Goes for the Gold with Spec Green Building

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A recently-completed 297.1k sf industrial building by Watson Land Company in the city of Chino has been awarded Gold-level LEED® certification for green building performance by the U.S. Green Building Council (USGBC). This is the first speculative industrial building in Southern California to be awarded LEED Gold. The structure, a Legacy BuildingSM, is located in the Watson Commerce Center Chino at 6810 Bickmore Ave, south of Kimball Ave and west of Euclid Ave.

“Customer demand for energy-efficient green buildings is stronger than ever,” said Lance Ryan, Vice President of Marketing and Leasing for Watson Land Company. “Sustainable development is not only good for the environment, but it’s good for business.”



Highlights of the facility’s energy-efficient features include:

- An estimated 51 percent energy cost savings over a typical warehouse distribution building of similar size (\$54,000 annual savings, \$.03 per square foot);
- 100 percent concrete truck courts and 7-inch reinforced concrete floors to significantly reduce heat-absorbing “hot spots”;
- An abundant use of skylights and clerestory glass to make optimal use of daytime lighting;
- Reclaimed water for landscape irrigation;
- Waterless dual-flush urinals and water-saving faucet aerators to reduce water consumption;
- Sustainable landscaping components, including bioswales and drought-tolerant softscape.

For the construction of all of its sustainable buildings, Watson Land Company uses the LEED point system to measure its success, looking to reach or exceed standards for energy use, lighting, water and material use, in addition to incorporating a variety of other sustainable strategies. By the end of 2009, Watson Land Company will have completed construction on more than 2 msf of speculative industrial buildings designed for LEED certification.

The Chino building is one of four new buildings in Watson Commerce Center Chino, a 1.2 msf master-planned center featuring Watson’s award-winning Legacy Building SeriesSM, a series of highly-flexible, energy-efficient Class A industrial buildings designed and constructed in accordance with the USGBC’s LEED guidelines.

The building is currently occupied by Motivational Fulfillment & Logistics Services Inc, one of the largest full-service fulfillment and logistics services providers in the nation. Since moving to the new facility in May 2007, the company reported that its electricity bill has dropped 50 percent and its landscaping fees are nearly 40 percent less.